

July 03, 2012
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Pat Landes
Vice Mayor Jim Sands
Commissioner Cecil Aska
Commissioner Scott Johnson
Commissioner Jack Taylor
City Manager Gerry Vernon
City Attorney Catherine Logan
City Clerk Tyler Ficken

1. 7:00 P.M. - CALL TO ORDER

- a. Moment of silence
- b. Pledge of Allegiance

2. PUBLIC COMMENT: The Commission requests that comments be limited to a maximum of five minutes for each person.

3. CONSENT AGENDA: All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. Consideration of Appropriation Ordinance A-13 2012 dated—June 12-June 25 2012 in the amount of \$1,033,710.74.
- b. Consideration of the June 19, 2012 City Commission meeting minutes.
- c. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (May 2012).
- d. Presentation of the Shrine Bowl of Kansas Proclamation declaring July 28, 2012 as Kansas All-Star Football Shrine Bowl Day.
- e. Consideration of the 2012 Operation and Maintenance Assurance Statement from the State of Kansas Land and Water Conservation Fund
- f. Consideration and Approval of a Travel Easement between the City of Junction City and Konza Construction Company, Inc., for the access to the Konza maintenance building behind the Park Department building at 2307 North Jackson Street.

4. APPOINTMENTS:

- a. Consideration of the Appointment of Charles Mowry to the Metropolitan Planning Commission for a 3-year term expiring June 30, 2015.

5. SPECIAL PRESENTATIONS:

- [a.](#) Presentation by ETC Institute, Olathe, Kansas, on the results of the 2012 Community Survey.

6. UNFINISHED BUSINESS:

- [a.](#) Consideration of Ordinance S-3110 Rezoning of multiple properties near 8th Street and Eisenhower Street from "CSP" Special Commercial and "RD" Duplex Residential to "RM" Multiple-Family Residential. (Final Reading)
- [b.](#) Consideration of Ordinance S-3111 Special Use Permit at 222 Caroline Court for Massage Therapy and Personal Fitness Training. (Final Reading)
- [c.](#) Consideration of Ordinance G-1113 a Text Amendment to the Junction City Zoning Regulations concerning Day Care operations. (Final Reading)

7. NEW BUSINESS:

- [a.](#) Consideration of Ordinance S-3112 relating to Dick Edwards TIF Bonds on first reading.
- [b.](#) Consideration of Resolution R-2690 formally stating the City's intent to withdraw from joint health board.
- [c.](#) Consideration of Resolution R-2681 adopting a Tax and Securities Compliance Policy and Procedure.

8. COMMISSIONER COMMENTS:

9. STAFF COMMENTS:

10. ADJOURNMENT:

Backup material for agenda item:

- a. Consideration of Appropriation Ordinance A-13 2012 dated—June 12-June 25 2012 in the amount of \$1,033,710.74

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------------|--------------|--|---------|------------------------------|-----------|
| NON-DEPARTMENTAL | GENERAL FUND | LOYAL AMERICAN LIFE INSURANCE COMPANY | 6/01/12 | CANCER PLAN | 475.09 |
| | | | 6/15/12 | CANCER PLAN | 475.09 |
| | | FAMILY SUPPORT PAYMENT CENTER (MISSOURI) | 6/15/12 | MACSS #41061331/ CV103-753 | 154.85 |
| | | | 6/15/12 | FEDERAL WITHHOLDING | 29,539.61 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 14.67 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDING | 3,779.67 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDING | 7.84 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 3,571.58 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 2.71 |
| | | | 6/15/12 | ING | 3,035.27 |
| | | AMERICAN UNITED LIFE INSURANCE COMPANY | 6/01/12 | AMERICAN UNITED LIFE | 563.48 |
| | | | 6/15/12 | AMERICAN UNITED LIFE | 563.48 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 856.48 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 594.51 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 1,267.26 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 2,907.39 |
| | | JUNCTION CITY FIREFIGHTERS AID ASSOCIATION | 6/15/12 | FIREFIGHTERS AID ASSOCIATION | 110.00 |
| | | | 6/15/12 | SHEA, CARVER & BLANTON | 65.39 |
| | | CONTINENTAL AMERICAN INSURANCE COMPANY | 6/01/12 | CAIC | 105.22 |
| | | | 6/15/12 | CAIC | 105.22 |
| | | CITY OF JUNCTION CITY | 6/01/12 | CITY OF JUNCTION CITY (G-F) | 43.20 |
| | | | 6/15/12 | CITY OF JUNCTION CITY (G-F) | 38.20 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 25.50 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 25.50 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 131.55 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 131.55 |
| | | COLUMBIA CAPITAL MANAGEMENT LLC | 5/14/12 | MARCH 2012-DICK EDWARDS TIF | 7,425.00 |
| | | | 5/24/12 | DICK EDWARDS TIF | 7,650.00 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | KARIN MOTT REF OVERPMT | 30.00 |
| | | | 6/21/12 | SUSAN DEAN REFUND OVERPMT | 145.00 |
| | | CITY OF JUNCTION CITY | 6/15/12 | CITY OF JUNCTION CITY -P&R | 105.00 |
| | | | 6/15/12 | GARNISHMENT | 484.72 |
| | | KANSAS PAYMENT CENTER | 6/15/12 | KANSAS PAYMENT CENTER | 851.24 |
| | | | 6/21/12 | GOODYS CID TAX DISTN | 80,000.00 |
| | | RPS PROPERTIES LP | 6/01/12 | COLONIAL INSURANCE | 13.00 |
| | | | 6/15/12 | COLONIAL INSURANCE | 13.00 |
| | | COLONIAL SUPPLEMENTAL INSURANCE | 6/01/12 | COLONIAL INSURANCE | 16.90 |
| | | | 6/15/12 | COLONIAL INSURANCE | 16.90 |
| | | BERMAN & RABIN, P. A | 6/15/12 | 09LM125 | 340.78 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 628.19 |
| | | DELTA DENTAL (PAYROLL) | 6/15/12 | DELTA DENTAL OF KANSAS | 632.19 |
| | | | 6/15/12 | FIREFIGHTERS RELIEF | 195.36 |
| | | JUNCTION CITY FIRE FIGHTERS ASSOCIATION | 6/15/12 | I.A.F.F. LOCAL 3309 | 945.00 |
| | | | 6/15/12 | JCPOA | 690.00 |
| | | JUNCTION CITY POLICE | 6/15/12 | STATE WITHHOLDING | 11,291.64 |
| | | | 6/15/12 | STATE WITHHOLDING | 4.58 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | KPERS #1 | 1,815.30 |
| | | | 6/15/12 | KP&F | 12,407.60 |
| | | | 6/15/12 | KPERS #2 | 1,078.24 |
| | | | 6/01/12 | POLICE & FIRE INSURANCE | 1,170.54 |
| | | POLICE & FIREMEN'S | 6/15/12 | POLICE & FIRE INSURANCE | 1,171.29 |
| | | | 6/15/12 | FIRST STATE BANK | 1,769.88 |
| | | FLEXIBLE SPENDING ACCOUNT #41807030 | 6/01/12 | AFLAC | 887.18 |
| | | | 6/15/12 | AFLAC | 887.18 |
| | | AMERICAN FAMILY LIFE ASSURANCE COMPANY | 6/15/12 | ROLLING MEADOWS GOLF COURSE | 41.66 |
| | | | 6/15/12 | UNITED WAY | 243.65 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|---------------------|--------------|--|---------|-----------------------------|------------|
| | | | | TOTAL: | 181,541.33 |
| GENERAL FUND | GENERAL FUND | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | GE CO APPRAISER- NRP 333 W | 100.00 |
| | | JC COMMUNITY BAND | 6/14/12 | JUNE 17TH 2012-BAND CONCERT | 15.00 |
| | | GEARY COUNTY PUBLIC WORKS | 6/20/12 | ADMIN-ST/MP/SW/BLD M/SAN-J | 11,184.92 |
| | | | | TOTAL: | 11,299.92 |
| INFORMATION SYSTEMS | GENERAL FUND | TELEPLUS SOLUTIONS | 6/15/12 | Eliminate Taxes - Cox Bill | 4.63 |
| | | | 6/15/12 | Restrict 3rd Party 238-899 | 19.94 |
| | | INCUBE | 5/29/12 | GESO - Odyssey Annual Main | 6,365.00 |
| | | CARD CENTER | 5/31/12 | Phone Lines - Cox | 27.57 |
| | | | 5/31/12 | Channel 3 Digital Music | 34.73 |
| | | | 5/31/12 | Golf Course Network rewire | 846.00 |
| | | | | TOTAL: | 7,297.87 |
| ADMINISTRATION | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDING | 589.99 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 137.98 |
| | | ING LIFE INSURANCE & ANNUITY COMPANY | 6/15/12 | ING | 334.62 |
| | | CENTRAL NATIONAL BANK | 6/21/12 | RIMRICK IRB 2010 | 55,000.00 |
| | | | 6/21/12 | RIMROCK IRB 2011 | 55,000.00 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 393.95 |
| | | TELEPLUS SOLUTIONS | 6/15/12 | Lower Rates / Switch to Co | 451.15 |
| | | | 6/15/12 | Eliminate Taxes - NexTech | 11.49 |
| | | | 6/15/12 | Cell Phone Zero Usage | 25.10 |
| | | | 6/15/12 | CX1 Txt MSG 223-7396 | 2.48 |
| | | | 6/15/12 | Cancel Line RNA - 238-1092 | 20.78 |
| | | CENTURY UNITED COMPANIES, INC | 6/19/12 | 2nd Floor Copier - Staples | 130.90 |
| | | STAPLES ADVANTAGE | 6/12/12 | STAPLES, LBL TAPE, INTEROF | 48.53 |
| | | | 6/12/12 | MUN CRT - TONER, FLDRS, P | 146.26 |
| | | COLUMBIA CAPITAL MANAGEMENT LLC | 5/24/12 | VEOLIA | 883.87 |
| | | SEMINOLE ENERGY SERVICES, LLC | 6/25/12 | 700 N JEFF-GAS-MAY 2012 | 80.82 |
| | | CHERYL BEATTY | 6/25/12 | TRVL REIM-OVERLAND PARK TR | 140.75 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | KSGFOA BEATTY SCHNURR DUES | 100.00 |
| | | | 6/21/12 | WITHHOLDING TAXES | 14.12 |
| | | | 6/21/12 | RILEYS CONF-G VERNON MEETI | 29.00 |
| | | | 6/21/12 | APR 2012 BANK FEES | 6.74 |
| | | | 6/21/12 | MAR 2012 BANK FEES | 6.22 |
| | | | 6/21/12 | MAY 2012 BANK FEES | 6.80 |
| | | AGENDAPAL CORPORATION | 6/17/12 | Agenda Pal | 449.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 29.00 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 29.00 |
| | | HIGHLAND CEMETERY ASSOC. | 6/21/12 | 3RD QTR BUDGET DISTN 2012 | 18,750.00 |
| | | KEY OFFICE EQUIPMENT | 6/20/12 | 80 BOXES COPY PAPER | 2,560.00 |
| | | WESTAR ENERGY | 6/20/12 | 601 E CHESTNUT-MAY 2012 | 289.71 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 366.91 |
| | | | 6/15/12 | KPERS #2 | 259.87 |
| | | LEAGUE OF KANSAS MUNICIPALITIES | 6/13/12 | CITY PROSECUTOR | 115.00 |
| | | MONTGOMERY COMMUNICATIONS INC | 6/25/12 | G-1112 WESTAR FRANCHISE A | 917.54 |
| | | CARD CENTER | 6/14/12 | OVERPAY BY .03- | 0.03- |
| | | | 6/06/12 | GVM-T-CLASS GAAFR | 42.50 |
| | | | 6/06/12 | WSU -REGISTRATION-KSGFOA S | 95.00 |
| | | | 6/05/12 | PRINTER-VERNON-BUS CARDS | 65.00 |
| | | | 6/05/12 | 3 RIVERS ENGRAV-NAME TG-SA | 10.00 |
| | | | 6/05/12 | COX BROS-BBQ PARTY BBQ | 69.93 |
| | | | 6/05/12 | COX BROS-REFUND | 161.82- |
| | | | 5/31/12 | Phone Lines - Cox | 108.64 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|----------------------|--------------|-------------------------------|---------|----------------------------|------------|
| | | | 5/31/12 | Chamber - Phone Lines - Co | 38.27 |
| | | | 5/31/12 | EDC - Phone Lines - Cox | 59.67 |
| | | | 5/31/12 | Wireless Portable Printer | 175.95 |
| | | | 6/05/12 | COURTYARD-ROTARY | 11.00 |
| | | | 6/05/12 | APWA-MEMBERSHIP | 149.00 |
| | | | 6/05/12 | COURTYARD-ROTARY | 11.00 |
| | | | 6/05/12 | COURTYARD-ROTARY | 11.00 |
| | | | 6/05/12 | COX BROTHERS-BUS LUNCH HOL | 19.45 |
| | | LATHROP & GAGE LLP | 6/22/12 | GEN LBR/EMP ISS TRU 5/31/ | 103.50 |
| | | | 6/22/12 | CONTRACT NEGOT TRU 5/31/12 | 3,760.50 |
| | | | 6/22/12 | HARMON GRIEVANCE HEARING | 897.00_ |
| | | | | TOTAL: | 142,793.14 |
| BUILDING MAINTENANCE | GENERAL FUND | MBV MASONRY | 6/18/12 | MASONRY | 75.00 |
| | | | 6/18/12 | SAND | 50.00 |
| | | | 6/18/12 | CLEAN AND TUCK MISSING JOI | 500.00 |
| | | | 6/18/12 | SCRATCH COAT BACK WALL 6' | 900.00 |
| | | | 6/18/12 | FINISH COAT BACK WALL 6' H | 1,200.00_ |
| | | | | TOTAL: | 2,725.00 |
| PARKS | GENERAL FUND | DAVID WARNER | 6/25/12 | PAD LOCKS FOR PARKS | 90.00 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 712.55 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 166.65 |
| | | T & M CONCRETE CONSTRUCTION | 6/04/12 | WATER FOUNTAIN AT NORTH PA | 200.00 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CRDOSS BLUE SHIELD | 148.66 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 29.73 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 743.30 |
| | | FOLEY EQUIPMENT | 6/25/12 | LIFT RENTAL/ REPLACE LGTS/ | 935.59 |
| | | TELEPLUS SOLUTIONS | 6/15/12 | Cancel 3 Way Calling 238-1 | 2.63 |
| | | CENTURY UNITED COMPANIES, INC | 6/18/12 | Copier - WUPD | 42.00 |
| | | C & M LAWN SERVICES | 6/18/12 | 6/10 - 6/16/2012 MOWING | 2,746.00 |
| | | | 6/11/12 | 6/3 - 6/9/12 MOWING | 2,845.00 |
| | | DAVE'S ELECTRIC, INC. | 6/11/12 | LIGHTS AT NORTH P AND RATH | 624.00 |
| | | | 6/11/12 | LIGHTS AT NORTH P AND RATH | 1,383.96 |
| | | | 6/11/12 | LIGHTS AT RATHERT STADIUM | 312.00 |
| | | | 6/11/12 | LIGHTS AT RATHERT STADIUM | 154.68 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 47.52 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 47.52 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | GEARY COUNTY PUBLIC WORKS | 6/20/12 | PARKS-UNLEADED | 1,356.68 |
| | | | 6/20/12 | PARKS-DIESEL | 159.56 |
| | | | 6/20/12 | PARKS-FUEL CHARGE-439 GAL@ | 21.95 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 446.13 |
| | | | 6/15/12 | KPERS #2 | 146.50 |
| | | M & L SERVICE | 6/12/12 | BUFFALO SOLDIER PARK IRRIG | 130.00 |
| | | | 6/12/12 | BUFFALO SOLDIER PARK IRRIG | 51.26 |
| | | MASSCO | 6/14/12 | FOAM SOAP | 525.06 |
| | | CARD CENTER | 6/08/12 | KIWAINS WORK DAY | 54.02 |
| | | | 6/08/12 | CORONADO SWING | 53.99 |
| | | | 6/08/12 | FLOWERS | 32.20 |
| | | | 6/08/12 | PRUNERS | 6.96 |
| | | | 6/08/12 | TANK SPRAYER | 13.99 |
| | | | 6/08/12 | BLACK CABLE TIE | 17.97 |
| | | | 6/08/12 | RATHERT STADIUM FENCE | 325.90 |
| | | | 6/08/12 | RATHERT | 4.59 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|---------------|--------------|----------------------------|---------|----------------------------|-----------|
| | | | 6/08/12 | RATHERT | 4.19- |
| | | | 6/08/12 | PVC PIPE & KEY BLANK | 18.94 |
| | | | 6/08/12 | CLEANING SUPPLIES | 43.26 |
| | | | 6/08/12 | MASTER KEY BLANK, KEY CHAI | 10.36 |
| | | | 6/08/12 | HANDHELD BLOWER | 149.99 |
| | | | 6/08/12 | FIBGLASS CREEN, SEALER | 55.79 |
| | | | 6/08/12 | LIGHTS FOR CORONADO | 23.97 |
| | | | 6/08/12 | BRUSH KILLER | 33.97 |
| | | | 6/08/12 | WEEDER HEAD AND KEYS | 77.98 |
| | | | 6/08/12 | CHAIN SAW OIL | 34.30 |
| | | | 6/08/12 | TRASH CANS NORTH PARK | 142.22 |
| | | | 6/08/12 | CYPRESS MULCH | 381.00 |
| | | | 6/08/12 | CYPRESS MULCH | 190.50 |
| | | | 6/08/12 | SCORE BOARD RATHERT | 8.38 |
| | | | 6/08/12 | GASKET, LANG ALUM RIV | 5.58 |
| | | | 6/08/12 | KEY BLANK | 1.99 |
| | | | 6/08/12 | PITCHING RUBBER/SPIKES | 80.16 |
| | | | 6/08/12 | FUEL HOSE | 9.16 |
| | | | 6/08/12 | TUBE MAILING TO KSU | 13.65 |
| | | WIZARD'S ELECTRONIC SVC | 5/30/12 | SCOREBOARD AT RATHERT | 170.00_ |
| | | | | TOTAL: | 16,113.08 |
| SWIMMING POOL | GENERAL FUND | G. FARNEY & ASSOCIATES | 6/25/12 | CHLORINE & PH PROBE | 517.25 |
| | | | 6/25/12 | CHLORINE TEST KIT | 109.86 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 773.79 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 11.58 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 180.97 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 2.71 |
| | | BLUE BELL CREAMERIES, L.P. | 6/11/12 | HP SUPREME, CH CHIP ICECRE | 96.96 |
| | | DAVE'S ELECTRIC, INC. | 6/15/12 | SPRAY PARK/POOL | 52.00 |
| | | | 6/15/12 | SPRAY PARK/POOL | 19.98 |
| | | SECURITY SOLUTIONS INC | 6/12/12 | POOL SECURITY | 390.00 |
| | | | 6/12/12 | POOL SECURITY | 2,820.00 |
| | | | 6/20/12 | ALARM CITY POOL-1017 W 5TH | 15.00 |
| | | SNACK EXPRESS | 6/11/12 | CANDY GATORADE | 243.60 |
| | | | 6/15/12 | CANDY, FRITOS, GATORADE | 301.80 |
| | | CARD CENTER | 5/31/12 | Pool - Internet Connection | 64.95 |
| | | | 6/08/12 | KEY FOR POOL | 7.96 |
| | | | 6/08/12 | RED BRASS REG PLUG | 5.19 |
| | | | 6/08/12 | PRESSURE WASHER RENTAL | 98.75 |
| | | | 6/08/12 | PRESSURE WASHER RENTAL | 20.00- |
| | | | 6/08/12 | SPRAY PARK PIPE NIPPLE | 1.99 |
| | | | 6/08/12 | DRAIN COVER FOR POOL | 82.55 |
| | | | 6/08/12 | PADLOCK POOL | 20.99 |
| | | | 6/08/12 | CLEANING SUPPLIES | 59.91 |
| | | | 6/08/12 | KEY BLANK STENCILS, PAINT | 86.33 |
| | | | 6/08/12 | UNDERWATER EPOX, CONC PATC | 53.67 |
| | | | 6/08/12 | CIRCUIT TEST, RUBBER UTILI | 89.44 |
| | | | 6/08/12 | POOL CHLORINE TEST KIT | 22.55 |
| | | | 6/08/12 | MURATIC ACID | 29.96 |
| | | | 6/08/12 | MURATIC ACID | 38.45 |
| | | | 6/08/12 | MURATIC ACID | 58.37 |
| | | | 6/08/12 | MURATIC ACID | 39.84 |
| | | | 6/08/12 | FIRT AID KIT SUPPLIES | 61.74 |
| | | | 6/08/12 | OFFICE SUPPLIES | 10.19 |
| | | | 6/08/12 | USHES, CLEANERS, BOTTLES | 21.29 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|-------------|--------------|-------------------------------|---------|----------------------------|----------|
| | | | 6/08/12 | CHEMICAL KIT | 120.94 |
| | | | 6/08/12 | FOOD STUFFS | 3.88 |
| | | | 6/08/12 | OFFICE SUPPLIES | 12.62 |
| | | | 6/08/12 | SNOW CONE SUPPLIES | 120.99 |
| | | | 6/08/12 | KID ALERT SIGN | 35.97 |
| | | | 6/08/12 | OFFICE SUPPLIES | 22.69_ |
| | | | | TOTAL: | 6,686.71 |
| AIRPORT | GENERAL FUND | KANSAS AIR CENTER | 6/25/12 | JUNE 2012-MONTH CONTRACT | 1,833.33 |
| | | CARD CENTER | 5/31/12 | Airport - Internet Connect | 59.95_ |
| | | | | TOTAL: | 1,893.28 |
| GOLF COURSE | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 496.59 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 116.15 |
| | | RMI | 6/22/12 | RMI | 32.97 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 297.32 |
| | | REGELMAN LIQUOR STORE | 6/22/12 | BEER SUPPLIES | 68.05 |
| | | WINFIELD SOLUTIONS LLC | 6/22/12 | WS GOLD | 325.90 |
| | | PRIZE POSSESSIONS | 6/22/12 | COORS OPEN TROPHY | 179.15 |
| | | STAPLES ADVANTAGE | 6/22/12 | CASH REGISTER ROLLS | 34.80 |
| | | CLAY CENTER LOCKER PLANT | 6/22/12 | FOOD SUPPLIES | 108.00 |
| | | AGRIUM ADVANCED TECHNOLOGIES | 6/19/12 | LPI ALPHANOVA 04-00-02 | 124.88 |
| | | DEXTER PUMP SERVICE | 6/25/12 | IRRIGATION PUMP RE-BUILD | 5,000.00 |
| | | CONCORDIA TRACTOR | 6/19/12 | EQUIPMENT REPAIR/PARTS | 295.08 |
| | | | 6/19/12 | EQUIPMENT PARTS/REPAIR | 226.47 |
| | | CROWN DISTRIBUTORS, INC. | 6/22/12 | BEER SUPPLIES | 128.30 |
| | | | 6/22/12 | BEER SUPPLIES | 55.54 |
| | | | 6/22/12 | BEER SUPPLY | 700.04 |
| | | DS&O RURAL ELECTRIC | 6/25/12 | GOLF CLUB HOUSE | 1,362.29 |
| | | | 6/25/12 | GOLF COURSE | 2,574.37 |
| | | | 6/25/12 | GOLF COURSE-CART SHED | 187.68 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 21.60 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 21.60 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 21.88 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 21.88 |
| | | FARMERS COOP ASSN | 6/14/12 | NOT GOLF BILL-OTHER ENTITY | 563.98- |
| | | EICKHOLT FENCING & EXCAVATING | 6/25/12 | TRENCHING AT GOLF COURSE | 2,000.00 |
| | | DIECK'S CATERING | 6/22/12 | TOURNAMENT FOOD | 472.50 |
| | | FLINT HILLS BEVERAGE LLC | 6/22/12 | BEER SUPPLIES | 191.43 |
| | | | 6/22/12 | BEER SUPPLIES | 258.87 |
| | | TITLEIST | 6/19/12 | Golf Balls | 726.00 |
| | | SECURITY SOLUTIONS INC | 6/22/12 | SECURITY MAINT./MONITORING | 79.00 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 138.17 |
| | | | 6/15/12 | KPERS #2 | 246.66 |
| | | KENTUCKY FRIED CHICKEN | 6/22/12 | TOURNAMENT FOOD | 600.00 |
| | | NCKCN.COM | 6/22/12 | VIRTUAL DOMAIN | 10.00 |
| | | SNACK EXPRESS | 6/22/12 | SNACK EXPRESS | 153.40 |
| | | | 6/22/12 | SNACK EXPRESS | 184.00 |
| | | | 6/22/12 | FOOD/VENDING SUPPLIES | 62.40 |
| | | | 6/22/12 | FOOD/VENDING SUPPLIES | 92.00 |
| | | CARD CENTER | 6/13/12 | PGA MEMBER SERVICES | 586.00 |
| | | | 6/13/12 | ABSOLUTE WELDING AND FABR. | 400.00 |
| | | | 6/13/12 | CONCORDIA TRACTOR INC | 17.43 |
| | | | 6/13/12 | WATERS TRUE VALUE HDW | 16.74 |
| | | | 6/13/12 | WALSH CUSTOMS & COLLISION | 111.81 |
| | | | 6/13/12 | LLISON AUTO SUPPLY | 2.42 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|--------------|------------------------------|---------|----------------------------|-----------|
| | | | 6/13/12 | MILLISON AUTO SUPPLY | 25.67 |
| | | | 6/13/12 | HILDEBRAND FARM DAIRY | 50.57 |
| | | | 6/13/12 | CONCORDIA TRACTOR INC | 77.03 |
| | | | 6/13/12 | WATERS TRUE VALUE HDW | 28.16 |
| | | | 6/13/12 | MILLESON AUTO SUPPLY | 67.32 |
| | | | 6/13/12 | WATERS TRUE VALUE HDW | 7.98 |
| | | | 6/13/12 | MILLESON AUTO SUPPLY | 9.78 |
| | | | 6/13/12 | WAL-MART | 49.32 |
| | | | 6/13/12 | WAL-MART | 65.76 |
| | | | 6/13/12 | WAL-MART | 32.88 |
| | | | 6/13/12 | WAL-MART | 82.20 |
| | | | 6/13/12 | WAL-MART | 10.38 |
| | | | 6/13/12 | WAL-MART | 49.32 |
| | | | 6/13/12 | WAL-MART | 82.20 |
| | | | 6/13/12 | WAL-MART | 101.96 |
| | | SAFETY-KLEEN | 6/23/12 | PARTS WASHER SOLVENT | 169.45 |
| | | SAM'S CLUB | 6/13/12 | SUGAR/PEPPER/ | 14.33 |
| | | | 6/13/12 | TIME CARDS/TAPE | 31.33 |
| | | | 6/13/12 | 33 GALLONS(2) | 28.72 |
| | | | 6/13/12 | FOLDERS/HANDSOAP | 19.76 |
| | | | 6/13/12 | TISSUE/SPOONS/DAWN | 92.41 |
| | | TEXOMA GOLF INC | 6/22/12 | GOLF GRIPS/SUPPLIES | 111.90 |
| | | TIELKE ENTERPRISE, LLC | 6/22/12 | SANDWICHES | 103.54 |
| | | | 6/19/12 | SANDWICHES | 131.94 |
| | | | | TOTAL: | 19,629.30 |
| AMBULANCE | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 47.27 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 207.50 |
| | | K & L SAFETY PRODUCTS | 6/06/12 | FLUORESCENT DOME LIGHTS | 126.42 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 148.66 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 1,068.16 |
| | | OCCUPATIONAL HEALTH CLINIC | 6/12/12 | CARR, SHEAN PRE EMP SCREEN | 127.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 112.00 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 112.00 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | GEARY COUNTY PUBLIC WORKS | 6/15/12 | DIESEL FUEL - AMBULANCE | 2,583.15 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 61.20 |
| | | | 6/15/12 | KP&F | 3,028.01 |
| | | MOORE MEDICAL LLC | 5/31/12 | MEDICAL SUPPLIES | 63.20 |
| | | CARD CENTER | 5/31/12 | KOLLING/ALS MEDICATIONS | 119.57 |
| | | | 5/31/12 | Phone Lines - Cox (50%) | 48.97 |
| | | | 5/31/12 | Fire #2 Internet Connect - | 62.48 |
| | | | 5/31/12 | AIRGAS/MEDICAL OXYGEN | 349.94 |
| | | | 5/31/12 | KANSAS.GOV/MED LICENSE STN | 27.00 |
| | | | 5/31/12 | KANSAS.GOV/MED LICENSE STN | 27.00 |
| | | | 5/31/12 | CONCORDIA/WEED EATER PART | 35.10 |
| | | | 5/31/12 | MILITARYOUTLET/UNIFORMS | 26.99 |
| | | | 5/31/12 | CREDIT FOR TAX | 2.19- |
| | | | 5/31/12 | MILITARYOUTLET/UNIFORM SEW | 21.00 |
| | | | 5/31/12 | ORIELLY/BULB | 6.79 |
| | | | 5/31/12 | BOX&SHIP/RETURN EQUIP-REPA | 45.50 |
| | | | 5/31/12 | KOLLING/ALS MEDICATIONS | 296.69 |
| | | | 5/31/12 | BOX&SHIP/RETURN LIGHT-REPA | 13.46 |
| | | | 5/31/12 | COLONIALMED/MEDICAL SUPPLI | 51.85 |
| | | | | TOTAL: | 8,902.24 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------------------|--------------|--|---------|------------------------------|-----------|
| ANIMAL SHELTER | GENERAL FUND | GEARY COUNTY CLERK | 6/25/12 | MAY 2012-ANIMAL SHELTER FE | 6,921.33_ |
| | | | | TOTAL: | 6,921.33 |
| COUNTY/INS ZONING SVCS | GENERAL FUND | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | GE CO TREAS-REG CODES TRUC | 25.50 |
| | | | 5/31/12 | APWA-MEMBERSHIP | 54.67 |
| | | | 5/31/12 | Phone Lines - Cox | 25.62_ |
| | | | | TOTAL: | 105.79 |
| ENGINEERING | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 120.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 28.15 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 199.20 |
| | | | 5/31/12 | Install Service Hour | 1,875.00 |
| | | | 5/31/12 | Setup Expenses | 685.00 |
| | | | 5/31/12 | Set Up Expenses | 141.35 |
| | | | 5/31/12 | Cartigraph Mob Impli | 1,350.00 |
| | | | 6/20/12 | TRVL-TRNG CLASSS-JUNE 14 2 | 28.03 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 28.94 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 28.94 |
| | | | 6/06/12 | 747 SORT 1 | 43.43 |
| | | | 6/06/12 | FUEL SURCHARGE | 0.66 |
| | | | 6/15/12 | KPERS #1 | 96.43 |
| | | | 6/15/12 | KPERS #2 | 36.48 |
| | | | 5/31/12 | APWA-MEMBERSHIP | 54.67 |
| | | | 6/05/12 | 3 RIVERS ENGRAV-NAME TG-FI | 10.00 |
| | | | 5/31/12 | Phone Lines - Cox | 57.73 |
| | | | 5/31/12 | JIM'S 66-OIL CHANGE TRK 74 | 38.45 |
| | | | 5/31/12 | WALMART-BATTERY TRK 747 | 74.04 |
| | | | 5/31/12 | WALMART- CELL LEATHER | 17.96_ |
| | | | | TOTAL: | 4,914.83 |
| CODES ENFORCEMENT | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 207.68 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 48.58 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD OF KS | 148.66 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 222.99 |
| | | | 6/21/12 | KS FORREST SVC TREE CITY U | 50.00 |
| | | | 6/21/12 | KRIS FINGER-REG OF DEEDS R | 1.00 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 54.00 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 54.00 |
| | | | 6/14/12 | 315 W 7TH ST | 70.00 |
| | | | 6/14/12 | 624 W 10TH ST | 70.00 |
| | | | 6/14/12 | 722 W 11TH ST | 70.00 |
| | | | 6/14/12 | 538 W 12TH ST | 70.00 |
| | | | 6/14/12 | 413 W 15TH ST | 70.00 |
| | | | 6/14/12 | 226 W 2ND ST | 70.00 |
| | | | 6/14/12 | 330 W ELM ST | 70.00 |
| | | | 6/14/12 | 1521 ELM CREEK DR | 70.00 |
| | | | 6/14/12 | 2506 ELM CREEK DR | 70.00 |
| | | | 6/06/12 | 726- Sort 1 | 160.36 |
| | | | 6/06/12 | 726- Sort 2 | 76.99 |
| | | | 6/06/12 | 722- Sort 1 | 187.27 |
| | | | 6/06/12 | 722- Sort 2 | 180.96 |
| | | | 6/06/12 | FUEL SURCHARGE | 8.83 |
| | | | 6/15/12 | KPERS #1 | 286.59 |
| | | | 5/31/12 | APWA-MEMBERSHIP | 54.66 |
| | | | 5/31/12 | Phone Lines - Cox | 47.02_ |
| | | | | TOTAL: | 2,419.59 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|--------------|--|---------|----------------------------|----------|
| POLICE | GENERAL FUND | RANDY LANDREVILLE | 6/25/12 | 2012 EQUIPMENT ALLOWANCE | 187.07 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 509.02 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 1,322.53 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 1,229.95 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 342.75 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 4.99 |
| | | ANGEL NELLIS | 6/25/12 | 2012 EQUIPMENT ALLOWANCE | 200.00 |
| | | NICHOLAS BLAKE | 6/25/12 | 2012 EQUIPMENT ALLOWANCE | 200.00 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CRDOSS BLUE SHIELD | 148.66 |
| | | | 6/15/12 | BLUE CRDOSS BLUE SHIELD | 148.66 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 410.31 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 30.30 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 5.37 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 3,931.02 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 891.96 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 8.47 |
| | | TELEPLUS SOLUTIONS | 6/15/12 | Cancel Line RNA 762-2987 | 10.72 |
| | | | 6/15/12 | Cancel Line RNA 762-2987 | 10.72 |
| | | | 6/15/12 | Cancel Line RNA 762-4111 | 24.25 |
| | | | 6/15/12 | Cancel Line RNA 762-4111 | 24.25 |
| | | | 6/15/12 | Cancel Line RNA 238-4272 | 10.97 |
| | | | 6/15/12 | Cancel Line RNA 238-4272 | 10.97 |
| | | | 6/15/12 | Cancel Line RNA 238-4288 | 10.97 |
| | | | 6/15/12 | Cancel Line RNA - 238-4288 | 10.97 |
| | | | 6/15/12 | Cancel Line RNA - 762-8664 | 11.03 |
| | | | 6/15/12 | Cancel Line RNA - 762-8664 | 11.02 |
| | | | 6/15/12 | Cancel - ISDN line 238-169 | 19.63 |
| | | | 6/15/12 | Cancel ISDN Line 238-1697 | 19.64 |
| | | STAPLES ADVANTAGE | 6/25/12 | 3175970693 OFFICE SUPPLIES | 425.29 |
| | | | 6/25/12 | 3176626880 TOWELS, LINERS | 92.22 |
| | | | 6/25/12 | 3176626880 INDEX CARDS | 9.60 |
| | | TRAVELERS | 6/12/12 | CLAIM # F9X2239 POLICE BRU | 3,039.60 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | L LAZEAR VIN CHECKS REFUND | 15.00- |
| | | | 6/21/12 | L LAZEAR- VIN CHECKS PD | 30.00 |
| | | CONTINENTAL PROFESSIONAL LANDRY | 6/25/12 | 106922 UNIFORM CLEANING | 3.70 |
| | | | 6/25/12 | 106923 UNIFORM CLEANING | 7.40 |
| | | | 6/25/12 | 106924 UNIFORM CLEANING | 38.85 |
| | | | 6/25/12 | 106925 UNIFORM CLEANING | 16.65 |
| | | | 6/25/12 | 106972 UNIFORM CLEANING | 11.10 |
| | | | 6/25/12 | 107087 UNIFORM CLEANING | 53.65 |
| | | | 6/25/12 | 107088 UNIFORM CLEANING | 24.05 |
| | | | 6/25/12 | 107134 UNIFORM CLEANING | 14.80 |
| | | | 6/25/12 | 107135 UNIFORM CLEANING | 29.60 |
| | | | 6/25/12 | 107138 UNIFORM CLEANING | 16.65 |
| | | | 6/25/12 | 107174 UNIFORM CLEANING | 22.20 |
| | | | 6/25/12 | 107192 UNIFORM CLEANING | 25.90 |
| | | | 6/25/12 | 107255 UNIFORM CLEANING | 29.60 |
| | | | 6/25/12 | 107286 UNIFORM CLEANING | 31.45 |
| | | | 6/25/12 | 107289 UNIFORM CLEANING | 24.05 |
| | | | 6/25/12 | 107290 UNIFORM CLEANING | 37.00 |
| | | | 6/25/12 | 107390 UNIFORM CLEANING | 35.15 |
| | | KA-COMM | 6/25/12 | 108718 RADAR ANTENNA #206 | 48.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 494.63 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 120.16 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 8.15 |
| | | | 6/15/12 | TA DENTAL OF KANSAS | 502.95 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|------|---------------------------|---------|----------------------------|-----------|
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 119.21 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 0.78 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 241.92 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 62.91 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 1.49 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 242.19 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 62.91 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 1.22 |
| | | GEARY COUNTY PUBLIC WORKS | 6/18/12 | PD FUEL MAY 2012 | 9,740.21 |
| | | TELVENT DTN | 6/25/12 | 3739036 WEATHER RADAR | 141.00 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 522.33 |
| | | | 6/15/12 | KPERS #1 | 998.22 |
| | | | 6/15/12 | KP&F | 14,155.85 |
| | | | 6/15/12 | KP&F | 639.06 |
| | | | 6/15/12 | KP&F | 58.98 |
| | | | 6/15/12 | KPERS #2 | 70.46 |
| | | | 6/15/12 | KPERS #2 | 433.04 |
| | | NAPA AUTO PARTS OF J.C. | 6/25/12 | 236958 FLASHER TURN SIGNAL | 16.14 |
| | | | 6/25/12 | 237214 BRAKE PADS #202 | 61.99 |
| | | | 6/25/12 | 237451 BRAKE PADS #206 | 40.19 |
| | | | 6/25/12 | 237962 BRAKE PADS #210 | 57.42 |
| | | | 6/25/12 | 237968 FAN ASSEMBLY #204 | 334.00 |
| | | PDQ EMERGENCY PRODUCTS | 6/25/12 | UNIFORMS | 3,970.60 |
| | | THE PRINTER | 6/25/12 | 22396 CLEANING CHIT | 399.00 |
| | | CARD CENTER | 6/05/12 | AMAZON-2PORT MINI VIEW CAB | 67.90 |
| | | | 6/05/12 | QUANTICO-SWITCH-SWAT WEAP | 30.62 |
| | | | 6/05/12 | RADIO SHACK-CVSA MIC | 32.99 |
| | | | 6/05/12 | BOX&SHIP-SHIPPING EVIDENCE | 33.43 |
| | | | 6/05/12 | KTA-TOLL FEES LAB KANSAS C | 2.75 |
| | | | 6/05/12 | KTA-TOLL FEES LAB KANSAS C | 2.50 |
| | | | 6/05/12 | HANDYS-MOTORCYCLE FUEL | 16.36 |
| | | | 5/31/12 | AS400 Backup Tape | 54.81 |
| | | | 5/31/12 | City - Fiber Internet | 1,500.00 |
| | | | 6/05/12 | 15537 BOX&SHIP-EVIDENCE SH | 10.39 |
| | | | 6/05/12 | RADIO SHACK-BATTERY RIFLE | 17.98 |
| | | | 6/05/12 | STAPLES-FILE FOLDERS/TAPE | 49.53 |
| | | | 6/05/12 | WATERS-POPCORN | 96.56 |
| | | | 6/05/12 | CTP, LLC - FUEL ROOKIE KLE | 24.08 |
| | | | 6/05/12 | 291209ORAP-BLOWER MOTOR #2 | 108.59 |
| | | | 6/05/12 | 291506 ORAP-SHEET TOWELS | 4.98 |
| | | | 6/05/12 | 291666 ORAP-BLOWER MOTOR#2 | 108.59- |
| | | | 6/05/12 | 292456 ORAP-CLEARDSL #228 | 12.49 |
| | | | 6/05/12 | 292631 ORAP-SYNTHCOIL #216 | 70.32 |
| | | | 6/05/12 | 292990 ORAP-CRANK SENSOR # | 46.05 |
| | | | 6/05/12 | 293120 ORAP-WHL SEAL #250 | 7.71 |
| | | | 6/05/12 | 295067 ORAP-WIPER BLADES # | 41.98 |
| | | | 6/05/12 | 295067 ORAP-THRD LOCK | 32.48 |
| | | | 6/05/12 | 295851 ORAP-WIPER BLADES # | 27.92 |
| | | | 6/05/12 | 296220 ORAP-REFLEX SHOCK # | 121.58 |
| | | | 6/05/12 | 297433 ORAP-SEAT COVERS #2 | 150.37 |
| | | | 6/05/12 | 297602 ORAP-VENT VISOR #22 | 59.99 |
| | | | 6/05/12 | 297906 ORAP-REFLEX SHOCK # | 121.58- |
| | | | 6/05/12 | 298012 ORAP MICROV BELT #2 | 34.15 |
| | | | 6/05/12 | 298012 ORAP-TENSIONER #224 | 35.14 |
| | | | 6/05/12 | 298294 ORAP-MOTOR TRT #228 | 9.99 |
| | | | 6/05/12 | J&R FUEL/H2O SEP ELEM | 130.53 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|--------------|------------------------------|---------|----------------------------|-----------|
| | | | 6/05/12 | 804 J&R-BRAKES SQUEAK #212 | 27.50 |
| | | | 6/05/12 | 811 J&R-SAFETY SWTCH/BTTY | 239.58 |
| | | | 6/05/12 | 104660 FIRESTONE-TIRES #20 | 312.76 |
| | | | 6/05/12 | 829 J&R-PWR STR PMP/LOF #2 | 179.39 |
| | | | 6/05/12 | 824 J&R-LOF #204 | 49.23 |
| | | | 6/05/12 | 820 J&R-LOF, TIRE ROTATE # | 63.23 |
| | | | 6/05/12 | 830 J&R-LOF, TIRE ROTATE # | 63.23 |
| | | | 6/05/12 | 823 J&R-LOF, TIRE ROTATE # | 63.23 |
| | | | 6/05/12 | 826 J&R-LOF, TIRE ROTATE # | 65.36 |
| | | | 6/05/12 | 838 J&R-BATTERY #204 | 178.96 |
| | | | 6/05/12 | SHORE POWER-BATTERIES | 56.46 |
| | | | 6/05/12 | WALSH -PAINTSTRIPE UNIT 22 | 680.00 |
| | | | 6/05/12 | JIM CLARK-BELT KIT #204 | 66.79 |
| | | | 6/05/12 | MUFFLER HOUSE-EXHAUST #224 | 20.00 |
| | | | 6/05/12 | HUBCAPZONE - HUBCAPS #236 | 80.00 |
| | | | 6/05/12 | WATERS-MOUSE BAIT RANGE | 12.98 |
| | | | 6/05/12 | FIRESTONE-TIRE REPAIR #250 | 21.00 |
| | | WEST PAYMENT CENTER | 6/25/12 | 825081308 CLEAR SUBSCRIPTI | 158.55_ |
| | | | | TOTAL: | 52,236.97 |
| FIRE | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 199.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 967.49 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CRDOSS BLUE SHIELD | 148.66 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 3,688.96 |
| | | FELD FIRE | 5/04/12 | SCBA FUNCTION TESTING | 1,308.60 |
| | | | 6/15/12 | SCBA FACE MASKS | 830.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 298.40 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 298.40 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 207.86 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 218.80 |
| | | GEARY COUNTY PUBLIC WORKS | 6/15/12 | DIESEL FUEL - FIRE | 1,681.63 |
| | | | 6/15/12 | MOTOR FUEL - FIRE | 193.80 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 61.21 |
| | | | 6/15/12 | KP&F | 11,784.49 |
| | | CARD CENTER | 6/05/12 | PRINTER-STREMMING-BUS CARD | 45.00 |
| | | | 5/31/12 | WATERS/AXE HANDLE | 14.99 |
| | | | 5/31/12 | AKRON BRASS/NOZZLE PARTS | 30.06 |
| | | | 5/31/12 | Phone Lines - Cox (50%) | 48.97 |
| | | | 5/31/12 | Fire #2 Internet Connect - | 62.47 |
| | | | 5/31/12 | FIRESAFETY/BALL VALVE KITS | 233.00 |
| | | | 5/31/12 | MES/GUIDE PLATE FOR CHAINS | 19.39 |
| | | | 5/31/12 | WATEROUS/ANODES FOR ENGINE | 199.53 |
| | | | 5/31/12 | QUILL/OFFICE SUPPLIES | 51.96 |
| | | | 5/31/12 | WALMART/JANITORIAL SUPPLIE | 60.04 |
| | | | 5/31/12 | SERVICE MASTER | 20.80 |
| | | | 5/31/12 | INT'L ASSOC./MEMBERSHIP DU | 204.00 |
| | | | 5/31/12 | KEYOFFICE/OFFICE SUPPLIES | 24.11 |
| | | | 5/31/12 | FIRESTORE/BADGE | 50.98 |
| | | | 5/31/12 | OREILLY/ABSORBANT | 34.74 |
| | | | 5/31/12 | WALMART/JANITORIAL SUPPLIE | 104.25 |
| | | | 5/31/12 | ORSCHELN/HYDRAULIC OIL | 59.98 |
| | | | 5/31/12 | WATERS/GRILL FOR STN 2 | 399.99 |
| | | | 5/31/12 | WATERS/BULB | 3.79 |
| | | | 5/31/12 | MILITARYOUTLET/UNIFORM SEW | 9.00 |
| | | | 5/31/12 | WALMART/FRAMES | 26.79 |
| | | | 5/31/12 | WALMART/TRIPOD | 28.00 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|--------------|------------------------------|---------|----------------------------|-----------|
| | | | 5/31/12 | WALMART/TOTES,CABLE TIES,C | 47.35 |
| | | | 5/31/12 | WATERS/PLUG,CONNECTOR,CORD | 19.65 |
| | | | 5/31/12 | WATERS/EXTENSION CORD | 23.99 |
| | | | 5/31/12 | YOURAUTO/REPAIR SHIFTER 52 | 27.50 |
| | | | 5/31/12 | WATERS/ROUND UP | 15.99_ |
| | | | | TOTAL: | 23,753.99 |
| STREET | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 96.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 22.55 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 55.75 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 37.17 |
| | | CDW GOVERNMENT INC | 6/12/12 | Printer, Laser Fleet | 176.00 |
| | | CARTEGRAPH SYSTEMS, INC. | 5/31/12 | Install Service Hour | 1,875.00 |
| | | | 5/31/12 | Setup Expense | 685.00 |
| | | | 5/31/12 | Set Up Expenses | 141.36 |
| | | | 5/31/12 | Cartigraph Mob Impli | 1,350.00 |
| | | DS&O RURAL ELECTRIC | 6/25/12 | 1807 LYDIA LN-WARNING SIRE | 51.52 |
| | | | 6/25/12 | QUINTON POINT SIREN | 34.49 |
| | | | 6/25/12 | LIGHTS AT HUNTERS RIDGE | 554.66 |
| | | | 6/25/12 | LIGHTS AT HARGRAVES #2 | 61.69 |
| | | | 6/25/12 | LIGHTS AT INDIAN RIDGE/J.C | 39.90 |
| | | | 6/25/12 | LIGHTS AT HARGRAVES#5 | 123.38 |
| | | | 6/25/12 | LIGHTS AT OLIVIA FARMS | 45.94 |
| | | | 6/25/12 | LIGHTS AT SUTTERWOODS | 296.10 |
| | | | 6/25/12 | LIGHTS AT SUTTER HIGHLANDS | 246.75 |
| | | | 6/25/12 | LIGHTS AT MANN'S RANCH | 70.50 |
| | | | 6/25/12 | LIGHTS AT HARGRAVES #4 | 11.75 |
| | | | 6/25/12 | LIGHTS AT HARGRAVES #1 | 23.50 |
| | | | 6/25/12 | LIGHTS AT HILLTOP #5 | 7.91 |
| | | | 6/25/12 | LIGHTS AT HARGRAVES #3 | 35.25 |
| | | | 6/25/12 | LIGHTS ALONG SVR | 188.00 |
| | | DAVE'S ELECTRIC, INC. | 6/11/12 | LACY TORNADO - FIXED MOTOR | 650.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 5.40 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 13.50 |
| | | F & R SERVICES | 6/15/12 | 600 BLOCK E 7TH ST-ROW | 15.00 |
| | | | 6/15/12 | 603 SKYLINE DRIVE | 10.00 |
| | | | 6/15/12 | 714 SKYLINE DRIVE | 10.00 |
| | | | 6/15/12 | GOLDENBELT BLVD-ROW | 300.00 |
| | | | 6/15/12 | ASH STREET(600 BLOCK) | 15.00 |
| | | | 6/15/12 | DITCH BETWEEN 100 BLK E VI | 15.00 |
| | | | 6/15/12 | EAST 6TH ST PARKING LOT | 15.00 |
| | | | 6/15/12 | EAST 6TH ST ROW | 500.00 |
| | | | 6/15/12 | E CHESTNUT-ROW & UPRR TRAC | 50.00 |
| | | | 6/15/12 | FIRE STATION #2- LACY DRIV | 75.00 |
| | | | 6/15/12 | LACY DRIVE | 100.00 |
| | | | 6/15/12 | MEADOW LANE ROW | 15.00 |
| | | | 6/15/12 | ST MARYS ROAD ROW(CHURCH) | 30.00 |
| | | | 6/15/12 | VACANT DRAINAGE DITCH-RILE | 15.00 |
| | | | 6/15/12 | INDUSTRIAL PARK ROW | 50.00 |
| | | | 6/15/12 | WATER TOWER-SPRUCE ST | 50.00 |
| | | | 6/15/12 | WATER TOWER-WEST ASH ST | 40.00 |
| | | | 6/15/12 | E ASH ST NEAR RR TRACKS | 70.00 |
| | | | 6/15/12 | SVR ROW | 75.00 |
| | | | 6/15/12 | SVR ADDITION ISLANDS | 80.00 |
| | | | 6/15/12 | STRAUSS BLVD ISLANDS R/W | 300.00 |
| | | | 6/15/12 | 0 ROW | 600.00 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------|--------------|--|---------|----------------------------|-----------|
| | | | 6/15/12 | EASH ASH ST LIFT STATION | 50.00 |
| | | | 6/15/12 | SOUTH JACKSON ST DRAINAGE | 30.00 |
| | | | 6/15/12 | ASH ST FROM CHESTNUT SOUTH | 230.00 |
| | | | 6/15/12 | 136 E 3RD | 30.00 |
| | | | 6/15/12 | 225 E 3RD | 30.00 |
| | | | 6/15/12 | 6TH ST UNDERPASS | 100.00 |
| | | | 6/15/12 | SANDUSKY ROW | 75.00 |
| | | | 6/15/12 | THE BLUFFS AREA | 100.00 |
| | | | 6/15/12 | TOM NEAL INDUSTRIAL PARK A | 250.00 |
| | | | 6/15/12 | SOUTHWIND/KJCK EAST TO TOW | 150.00 |
| | | | 6/15/12 | CHADWICK | 15.00 |
| | | | 6/15/12 | HOLLY LANE ISLAND | 15.00 |
| | | | 6/15/12 | SVR-R/W - K-18 TO RR | 500.00 |
| | | | 6/15/12 | ENT TO SUTTER WDS AT FOX S | 60.00 |
| | | | 6/15/12 | GRANT AVE ISLANDS | 150.00 |
| | | | 6/15/12 | WESTWOOD BLVD ISLANDS | 150.00 |
| | | RAY IBARRA | 6/22/12 | RAY IBARRA PAYROLL JUNE 15 | 1,581.26 |
| | | WESTAR ENERGY | 6/25/12 | 15TH & WASHINGTON-SL-MAY 2 | 20.24 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #2 | 122.15 |
| | | LEAGUE OF KANSAS MUNICIPALITIES | 6/13/12 | STREETS & TRAFFIC SUPERVIS | 90.00 |
| | | MONTGOMERY COMMUNICATIONS INC | 6/25/12 | BID PUBLICATION DUMP TRUCK | 69.90 |
| | | | 6/25/12 | BIDS ON PAVEMENT MARKING | 34.75 |
| | | CARD CENTER | 5/31/12 | APWA CONFERENCE-LATE FEE I | 140.00 |
| | | | 5/31/12 | ECONO LODGE-APWA CONF | 140.16 |
| | | | 5/31/12 | HUIDDLE HSE-BREAKFAST APWA | 11.18 |
| | | | 5/31/12 | MR GOODCENTS-PW ASSUMPTION | 48.86 |
| | | | 5/31/12 | USPS-MAIL SPECS & PLANS | 29.90 |
| | | | | TOTAL: | 13,552.84 |
| COURT | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 346.28 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 80.99 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 297.32 |
| | | ADDAIR THURSTON, CHTD. | 6/22/12 | HUMPHRIES S.12-03583B, HAL | 500.00 |
| | | STAPLES ADVANTAGE | 6/22/12 | HONYWL AIRPUR, INK TNR, FO | 215.75 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | SHERILYN BROWN-TRAINING MI | 82.70 |
| | | JOSHUA DOUGLASS | 6/25/12 | PAYMENT EVERY TWO WEEKS | 2,500.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 43.20 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 43.20 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 21.88 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 21.88 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 353.85 |
| | | | 6/15/12 | KPERS #2 | 70.46 |
| | | THE PRINTERY | 6/22/12 | 10 PADS COURT RECORDS | 62.00 |
| | | | 6/22/12 | 500B.C. - DOUGLASS | 65.00 |
| | | | 6/25/12 | COURT-APPOINTMENT CARD | 69.00 |
| | | CARD CENTER | 6/05/12 | PRINTERY-DOUGLASS-BUS CARD | 65.00 |
| | | | 6/05/12 | CINTAS-FLOOR MATS | 15.35 |
| | | | 6/05/12 | CINTAS-FLOOR MATS | 15.35 |
| | | | 5/31/12 | Phone Lines - Cox | 76.54 |
| | | | 6/14/12 | HOTELS.COM-HOTEL RM FOR TR | 184.05 |
| | | CINTAS #451 | 6/22/12 | 2 GRAY MATS | 15.35 |
| | | | 6/22/12 | 2 GRAY MATS | 15.99 |
| | | | 6/22/12 | 2 GRAY MATS | 15.99 |
| | | | 6/25/12 | 2 GRAY MATS | 15.99 |
| | | MISC | 6/12/12 | Bond Refund:12-05594 -01 | 29.00 |
| | | JOHNSON, TIFFANIE JO | 6/19 | d Refund:11-00453 -01 | 479.00 |
| | | TUCKER, JESSICA | | | |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|--------------------|--------------|--|---------|----------------------------|----------|
| | | | | TOTAL: | 5,701.12 |
| JC OPERA HOUSE | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 35.35 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 8.27 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS RETIRED | 76.64 |
| | | CARD CENTER | 5/31/12 | Phone Lines - Cox | 53.51 |
| | | | | TOTAL: | 173.77 |
| JUNCTION CITY ARTS | GENERAL FUND | SECURITY SOLUTIONS INC | 6/20/12 | ALARM ARTS COUNCIL-109 W7 | 22.00 |
| | | | | TOTAL: | 22.00 |
| RECREATION | GENERAL FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 122.41 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 28.62 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 118.93 |
| | | STAPLES ADVANTAGE | 6/25/12 | TONER CARTRIDGE(12TH ST) | 51.33 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 38.88 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 38.88 |
| | | SECURITY SOLUTIONS INC | 6/11/12 | 12TH ST SECURITY | 18.00 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #2 | 57.16 |
| | | MASSCO | 6/14/12 | HAND TOWEL, GL CLEAN, TOWL | 107.38 |
| | | THE PRINTERY | 6/14/12 | DISCIPLINARY FORMS | 95.00 |
| | | CARD CENTER | 5/31/12 | 12th St Internet Connectio | 124.95 |
| | | | 6/08/12 | OFFICE SUPPLIES | 2.51 |
| | | CINTAS #451 | 6/15/12 | GRAY MAT AT 12TH ST COMMUN | 31.36 |
| | | | | TOTAL: | 835.41 |
| NON-DEPARTMENTAL | GRANTS | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 1,253.68 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 191.02 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 180.26 |
| | | ING LIFE INSURANCE & ANNUITY COMPANY | 6/15/12 | ING | 100.00 |
| | | AMERICAN UNITED LIFE INSURANCE COMPANY | 6/01/12 | AMERICAN UNITED LIFE | 19.02 |
| | | | 6/15/12 | AMERICAN UNITED LIFE | 19.02 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 250.32 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 222.96 |
| | | JUNCTION CITY FIREFIGHTERS AID ASSOCIA | 6/15/12 | FIREFIGHTERS AID ASSOCIATI | 12.50 |
| | | CITY OF JUNCTION CITY | 6/01/12 | TELEPHONE REIMBURSEMENT | 8.50 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 13.25 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 13.25 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 31.98 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 31.98 |
| | | FIREMEN'S RELIEF ASSOCIATION | 6/15/12 | FIREMANS RELIEF | 22.20 |
| | | JUNCTION CITY FIRE FIGHTERS ASSOCIATIO | 6/15/12 | I.A.F.F. LOCAL 3309 | 105.00 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 488.92 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 201.90 |
| | | | 6/15/12 | KP&F | 565.73 |
| | | POLICE & FIREMEN'S | 6/01/12 | POLICE & FIRE INSURANCE | 135.76 |
| | | | 6/15/12 | POLICE & FIRE INSURANCE | 114.96 |
| | | FLEXIBLE SPENDING ACCOUNT #41807030 | 6/15/12 | FIRST STATE BANK | 190.83 |
| | | AMERICAN FAMILY LIFE ASSURANCE COMPANY | 6/01/12 | AFLAC | 48.06 |
| | | | 6/15/12 | AFLAC | 27.37 |
| | | UNITED WAY OF JUNCTION CITY-GEARY COUN | 6/15/12 | UNITED WAY | 17.00 |
| | | | | TOTAL: | 4,265.47 |
| SELF HELP HOUSING | GRANTS | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 281.97 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 65.94 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | E CROSS BLUE SHIELD | 148.66 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|-----------------------|-----------|------------------------------|---------|----------------------------|-----------|
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 148.66 |
| | | STAPLES ADVANTAGE | 6/25/12 | FILE HANGER/EXPANDING | 18.12 |
| | | | 6/25/12 | FILE HANGER/EXPANDING | 18.12 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 43.20 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 43.20 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 370.49 |
| | | CARD CENTER | 5/31/12 | Phone Lines - Cox | 25.62 |
| | | | 5/31/12 | WOOD MINI-FUEL FOR TRUCK | 106.00_ |
| | | | | TOTAL: | 1,269.98 |
| SAFER GRANT-FIRE DEPT | GRANTS | INTERNAL REVENUE SERVICE | 6/15/12 | MEDICARE WITHHOLDING | 114.32 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 743.30 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 21.60 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 21.60 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 43.76 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KP&F | 1,336.72_ |
| | | | | TOTAL: | 2,325.06 |
| NON-DEPARTMENTAL | SPIN CITY | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 192.27 |
| | | | 6/15/12 | FEDERAL WITHHOLDING | 15.67 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 161.69 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 8.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 55.81 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 2.89 |
| | | CITY OF JUNCTION CITY | 6/01/12 | TELEPHONE REIMBURSEMENT | 13.25 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 13.25 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 76.33 |
| | | | 6/15/12 | STATE WITHHOLDING | 4.89 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 44.80_ |
| | | | | TOTAL: | 589.22 |
| SPIN CITY | SPIN CITY | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 238.68 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 12.36 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 55.81 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 2.89 |
| | | CASH-WA DISTRIBUTING | 6/12/12 | CHEESE | 119.60 |
| | | | 6/20/12 | JALAPENO CHEESE INSTEAD OF | 102.12- |
| | | BLUE BELL CREAMERIES, L.P. | 6/20/12 | ICE CREAM | 48.72 |
| | | | 6/20/12 | ICE CREAM 3 GAL | 22.49 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 10.94 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 10.94 |
| | | SECURITY SOLUTIONS INC | 6/20/12 | ALARM-915 S WASHINGTON | 22.00 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 82.21 |
| | | CARD CENTER | 6/13/12 | WALMART-FOOD | 39.84 |
| | | | 6/13/12 | WALMART-OFFICE SUPPLIES | 19.15 |
| | | | 6/13/12 | WALMART-KITCHEN SUPPLIES | 42.64 |
| | | | 6/13/12 | WALMART-SAFETY SUPPLIES | 23.84 |
| | | | 6/13/12 | DOLLAR GENERAL-REC SUPPLIE | 22.00 |
| | | | 6/13/12 | WALMART-OFFICE SUPPLIES | 41.88 |
| | | | 6/13/12 | WALMART-KITCHEN SUPPLIES | 12.96 |
| | | | 6/13/12 | WALMART-REFUND OFFICE SUPP | 32.77- |
| | | | 6/13/12 | WALMART-FOOD | 57.66 |
| | | | 6/13/12 | WALMART-FOOD | 47.60 |
| | | | 6/13/12 | WALMART-OFFICE SUPPLIES | 18.35 |
| | | | 6/13/12 | ERWIN WILLIAMS-BLD MAIN/ | 14.85 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|--|--------------------|---|---------|----------------------------|------------|
| | | | 5/31/12 | Spin City - Cable | 96.47 |
| | | | 5/31/12 | Spin City - Internet | 64.95 |
| | | | 6/13/12 | DILLONS-FOOD | 34.32 |
| | | | 6/13/12 | KEY OFFICE-OFFICE SUPPLIES | 21.98 |
| | | | 6/13/12 | WALMART-OFFICE SUPPLIES | 127.86 |
| | | | 6/13/12 | WALMART-FOOD | 8.26 |
| | | | 6/13/12 | SHERWIN WILLIAMS-BLD MAIN | 156.37 |
| | | | 6/13/12 | SHERWIN WILLIAMS-RFND MAIN | 10.48- |
| | | | 6/13/12 | SHERWIN WILLIAMS-RFND MAIN | 31.44- |
| | | | | TOTAL: | 1,300.81 |
| INDUSTRIAL REVENUE BON BOND & INTEREST | | EMPRISE BANK | 6/22/12 | IRB PAYMENT JULY 2012 | 15,655.66 |
| | | | 6/22/12 | IRB PAYMENT JULY 2012 | 14,490.41_ |
| | | | | TOTAL: | 30,146.07 |
| NON-DEPARTMENTAL | WATER & SEWER FUND | FAMILY SUPPORT PAYMENT CENTER (MISSOURI | 6/15/12 | MACSS #41061331/ CV103-753 | 154.85 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 1,959.97 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 845.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 291.84 |
| | | ING LIFE INSURANCE & ANNUITY COMPANY | 6/15/12 | ING | 332.37 |
| | | AMERICAN UNITED LIFE INSURANCE COMPANY | 6/01/12 | AMERICAN UNITED LIFE | 42.94 |
| | | | 6/15/12 | AMERICAN UNITED LIFE | 42.94 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 306.64 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 359.06 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 188.05 |
| | | SHEA, CARVER & BLANTON | 6/15/12 | SHEA, CARVER & BLANTON | 126.93 |
| | | CONTINENTAL AMERICAN INSURANCE COMPANY | 6/01/12 | CAIC | 6.68 |
| | | | 6/15/12 | CAIC | 6.68 |
| | | CITY OF JUNCTION CITY | 6/01/12 | CITY OF JUNCTION CITY (G-F | 4.80 |
| | | | 6/15/12 | CITY OF JUNCTION CITY (G-F | 4.80 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 7.23 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 7.22 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 45.33 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 45.33 |
| | | CITY OF JUNCTION CITY | 6/15/12 | CITY OF JUNCTION CITY -P&R | 12.75 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 73.76 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 77.75 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 841.35 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 403.70 |
| | | | 6/15/12 | KPERS #2 | 603.17 |
| | | FLEXIBLE SPENDING ACCOUNT #41807030 | 6/15/12 | FIRST STATE BANK | 164.77 |
| | | AMERICAN FAMILY LIFE ASSURANCE COMPANY | 6/01/12 | AFLAC | 33.80 |
| | | | 6/15/12 | AFLAC | 25.77 |
| | | UNITED WAY OF JUNCTION CITY-GEARY COUN | 6/15/12 | UNITED WAY | 24.50_ |
| | | | | TOTAL: | 7,040.35 |
| WATER DISTRIBUTION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 24.27 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 5.68 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 27.80 |
| | | DELTA DENTAL (PAYROLL) | 6/15/12 | DELTA DENTAL OF KANSAS | 4.04 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #2 | 32.32 |
| | | LEAGUE OF KANSAS MUNICIPALITIES | 6/13/12 | UTILITY MAINT SUPERVISOR | 45.00_ |
| | | | | TOTAL: | 139.11 |
| WATER ADMINISTRATION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 623.72 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 145.90 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|----------------------|--------------------|--|---------|----------------------------|-----------|
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 52.03 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 52.03 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 405.84 |
| | | ANYTIME LABOR-KANSAS LLC | 6/21/12 | PHIL BUNKER 04-30/05-04 | 521.33 |
| | | | 6/21/12 | PHIL BUNKER 05-21/05-25 | 563.60 |
| | | | 6/21/12 | PHIL BUNKER 5-29/06-01 | 450.88 |
| | | | 6/21/12 | PHIL BUNKER 06-04/06-08 | 563.60 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | SEARS- VACUUM REPAIR | 35.00- |
| | | | 6/21/12 | SEARS-VACUUM REPAIR | 35.00 |
| | | | 6/21/12 | INSURANCE GROUP UNDRGND ST | 191.00 |
| | | | 6/21/12 | CASH-PETTY CASH REIMBURSEM | 16.00 |
| | | | 6/21/12 | CITY OF EL DORADO-POSTAGE | 19.77 |
| | | CORYELL INSURORS, INC. | 6/25/12 | NOTARY BOND-TORI ALLEN | 50.00 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 65.02 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 65.02 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 23.52 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 19.69 |
| | | GEARY COUNTY PUBLIC WORKS | 6/20/12 | WATER-UNLEADED | 537.74 |
| | | | 6/20/12 | WATER-SURCHARGE 156.5GAL@. | 7.83 |
| | | HD SUPPLY WATERWORKS, LTD | 6/21/12 | 50 IPERL METERS | 5,900.00 |
| | | | 6/20/12 | WATER METERS/VEOLIA | 12,519.00 |
| | | SECURITY SOLUTIONS INC | 6/20/12 | ALARM WUPD 2307 N JACKSON | 35.00 |
| | | | 6/20/12 | ALARM CITY CLERK OFC.(CS d | 18.00 |
| | | KEY OFFICE EQUIPMENT | 6/21/12 | NOTARY STAMP K HURLEY | 25.00 |
| | | | 6/21/12 | NOTARY STAMP T ALLEN | 25.00 |
| | | | 6/21/12 | WATER BILLING CARTRIDGE | 260.19 |
| | | | 6/21/12 | COLOR PRINTER PINK | 250.02 |
| | | | 6/21/12 | COLOR PRINTER BLACK | 173.89 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 349.97 |
| | | | 6/15/12 | KPERS #2 | 403.23 |
| | | PITNEY BOWES | 6/20/12 | WATER PORTION OF BILL | 3,040.50 |
| | | CARD CENTER | 6/06/12 | GVMT-FIN REPORTING | 159.00 |
| | | | 5/31/12 | Phone Lines - Cox | 123.88 |
| | | | 5/31/12 | WUPD - Internet Connection | 124.95 |
| | | | 6/14/12 | WSU MARKETPLACE-KSGFOA TRN | 95.00 |
| | | | 6/14/12 | KEY OFFICE-STAPLES,SCISSOR | 8.16 |
| | | CINTAS #451 | 6/20/12 | SCRAPER/BROWN MAT | 47.30 |
| | | | 6/20/12 | UNIFORMS-LANGDON, KENNY | 10.23 |
| | | | 6/25/12 | SCRAPER/BROWN MAT | 29.47 |
| | | | 6/25/12 | UNIFORMS-LANGDON, KENNY | 10.23 |
| | | SENSUS METERING SYSTEMS | 6/21/12 | ANN SFTWR SUP 08/12-08/13 | 1,524.60_ |
| | | | | TOTAL: | 29,507.14 |
| SEWER DISTRIBTUTION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 24.40 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 5.71 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 27.95 |
| | | DAVE'S ELECTRIC, INC. | 6/18/12 | SEWER LIFT STATIONS | 15,824.82 |
| | | DELTA DENTAL (PAYROLL) | 6/15/12 | DELTA DENTAL OF KANSAS | 4.06 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #2 | 32.49 |
| | | LEAGUE OF KANSAS MUNICIPALITIES | 6/13/12 | UTILITY MAINT SUPERVISOR | 45.00_ |
| | | | | TOTAL: | 15,964.43 |
| SEWER ADMINISTRATION | WATER & SEWER FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 575.56 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 134.62 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 74.33 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 74.33 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------------------|--|--|---------|----------------------------|------------|
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 346.38 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 84.46 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 84.46 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 19.14 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 13.67 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 390.80 |
| | | | 6/15/12 | KPERS #2 | 314.18 |
| | | PITNEY BOWES | 6/20/12 | SEWER PORTION OF BILL | 3,040.50_ |
| | | | | TOTAL: | 5,152.43 |
| WASTEWATER PLANTS | WATER & SEWER FUND DS&O RURAL ELECTRIC | | 6/25/12 | SEWER LIFT | 39.42 |
| | | | 6/25/12 | BROOKEBEND LIFT STATION | 78.47 |
| | | | 6/25/12 | LIFT STATION- HILLTOP #5 | 78.69 |
| | | | 6/25/12 | 2542/2548 JAGER DR SWR LIF | 47.87 |
| | | | 6/25/12 | 2326/2321 OSPREY SWR LIFT | 83.15 |
| | | | 6/25/12 | 2515 WILMA-OLIVIA FARMS-LI | 77.38_ |
| | | | | TOTAL: | 404.98 |
| GOLF COURSE | ROLLING MEADOWS GO CARD CENTER | | 5/31/12 | Golf - Internet Connection | 59.95_ |
| | | | | TOTAL: | 59.95 |
| NON-DEPARTMENTAL | STORM WATER | LOYAL AMERICAN LIFE INSURANCE COMPANY | 6/01/12 | CANCER PLAN | 8.53 |
| | | | 6/15/12 | CANCER PLAN | 8.53 |
| | | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 172.96 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 61.35 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 21.19 |
| | | AMERICAN UNITED LIFE INSURANCE COMPANY | 6/01/12 | AMERICAN UNITED LIFE | 8.33 |
| | | | 6/15/12 | AMERICAN UNITED LIFE | 8.33 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 27.87 |
| | | CITY OF JUNCTION CITY | 6/01/12 | TELEPHONE REIMBURSEMENT | 6.63 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 6.63 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 8.00 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 8.00 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 65.23 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 28.61 |
| | | | 6/15/12 | KPERS #2 | 46.87 |
| | | UNITED WAY OF JUNCTION CITY-GEARY COUN | 6/15/12 | UNITED WAY | 1.25_ |
| | | | | TOTAL: | 488.31 |
| STORM WATER MANAGEMENT | STORM WATER | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 90.56 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 21.18 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 111.49 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 16.20 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 16.20 |
| | | J & K CONTRACTING L.C. | 6/21/12 | PRICE RAVINE DITCH IMPR-CO | 25,294.40 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 52.50 |
| | | | 6/15/12 | KPERS #2 | 57.34_ |
| | | | | TOTAL: | 25,659.87 |
| ECONOMIC DEVELOPMENT | ECONOMIC DEVELOPME | TELEPLUS SOLUTIONS | 6/15/12 | Cancel call Forward 762-19 | 1.04 |
| | | | 6/15/12 | Cancel Centrex Trunk -762- | 6.72 |
| | | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | SEC OF STATE SPIRIT OF 76 | 40.00 |
| | | CHAMBER OF COMMERCE | 6/22/12 | TAX DISTRIBUTION JUNE 2012 | 58,486.71_ |
| | | | | TOTAL: | 58,534.47 |
| LIBRARY | LIBRARY FUND | DOROTHY BRAMLAGE LIBRARY | 6/19/12 | DISTRIBUTION JUNE 2012 | 269,838.63 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------------------|-------------------|--|---------|----------------------------|------------|
| TOTAL: | | | | | 269,838.63 |
| NON-DEPARTMENTAL | SANITATION FUND | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 191.68 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 96.78 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 33.42 |
| | | ING LIFE INSURANCE & ANNUITY COMPANY | 6/15/12 | ING | 26.63 |
| | | AMERICAN UNITED LIFE INSURANCE COMPANY | 6/01/12 | AMERICAN UNITED LIFE | 6.87 |
| | | | 6/15/12 | AMERICAN UNITED LIFE | 6.87 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 100.13 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 63.36 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 16.71 |
| | | CITY OF JUNCTION CITY | 6/01/12 | TELEPHONE REIMBURSEMENT | 1.27 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 1.28 |
| | | | 6/01/12 | TELEPHONE REIMBURSEMENT | 1.99 |
| | | | 6/15/12 | TELEPHONE REIMBURSEMENT | 1.99 |
| | | CITY OF JUNCTION CITY | 6/15/12 | CITY OF JUNCTION CITY -P&R | 2.25 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 9.60 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 12.27 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 89.59 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 53.21 |
| | | | 6/15/12 | KPERS #2 | 71.46 |
| | | FLEXIBLE SPENDING ACCOUNT #41807030 | 6/15/12 | FIRST STATE BANK | 25.00 |
| | | AMERICAN FAMILY LIFE ASSURANCE COMPANY | 6/01/12 | AFLAC | 1.42 |
| | | UNITED WAY OF JUNCTION CITY-GEARY COUN | 6/15/12 | UNITED WAY | 3.85_ |
| TOTAL: | | | | | 817.63 |
| SANITATION PICKUP | SANITATION FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 32.45 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 7.58 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 37.16 |
| | | DELTA DENTAL (PAYROLL) | 6/15/12 | DELTA DENTAL OF KANSAS | 5.40 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #2 | 43.20_ |
| TOTAL: | | | | | 125.79 |
| SANITATION ADMINISTRAT | SANITATION FUND | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 110.37 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 25.77 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 22.30 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 22.30 |
| | | | 6/15/12 | BLUE CROSS BLUE SHIELD | 66.90 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 19.44 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 19.44 |
| | | | 6/01/12 | DELTA DENTAL OF KANSAS | 4.92 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 3.28 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 97.65 |
| | | | 6/15/12 | KPERS #2 | 44.20_ |
| TOTAL: | | | | | 436.57 |
| EMPLOYEE BENEFITS | EMPLOYEE BENEFITS | CITY OF JUNCTION CITY PETTY CASH 41805 | 6/21/12 | JR REYNOLDS LOYAL AMER REF | 27.65- |
| | | | 6/21/12 | JR REYNOLDS LOYAL AMER REF | 27.65 |
| | | | 6/21/12 | DENNIS RADLEY AFLAC REFUND | 70.20- |
| | | | 6/21/12 | DENNIS RADLEY AFLAC REF | 70.20 |
| | | | 6/21/12 | NATHAN DIXON ING REFUND | 50.00- |
| | | | 6/21/12 | NATHAN DIXON ING REFUND | 50.00 |
| | | DELTA DENTAL (PREMIUMS) | 6/18/12 | JUNE 2012 PREMIUMS | 1,851.14 |
| | | KERIT | 6/19/12 | 1/1/12 - 1/1/13 WRKS COMP | 56,102.00 |
| | | WORKSITE BENEFIT PLAN | 6/21/12 | JUNE 2012 FLEX SPENDING | 319.00_ |
| TOTAL: | | | | | 58,272.14 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|------------------------|--------------------|--------------------------------------|---------|----------------------------|----------|
| NON-DEPARTMENTAL | DRUG & ALCOHOL ABU | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 305.41 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 29.90 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 37.16 |
| | | JUNCTION CITY POLICE | 6/15/12 | JCPOA | 20.00 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 112.39 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KP&F | 146.94_ |
| | | | | TOTAL: | 651.80 |
| DRUG & ALCOHOL ABUSE | DRUG & ALCOHOL ABU | INTERNAL REVENUE SERVICE | 6/15/12 | MEDICARE WITHHOLDING | 29.90 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 148.66 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 10.94 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 10.94 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KP&F | 347.21_ |
| | | | | TOTAL: | 547.65 |
| NON-DEPARTMENTAL | SPECIAL LE TRUST F | INTERNAL REVENUE SERVICE | 6/15/12 | FEDERAL WITHHOLDING | 33.57 |
| | | | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 21.59 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 7.45 |
| | | ING LIFE INSURANCE & ANNUITY COMPANY | 6/15/12 | ING | 25.00 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 18.58 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 5.33 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 5.33 |
| | | KANSAS DEPT OF REVENUE | 6/15/12 | STATE WITHHOLDING | 13.61 |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 21.85 |
| | | FLEXIBLE SPENDING ACCOUNT #41807030 | 6/15/12 | FIRST STATE BANK | 8.34_ |
| | | | | TOTAL: | 160.65 |
| SPECIAL LAW ENFORCEMEN | SPECIAL LE TRUST F | INTERNAL REVENUE SERVICE | 6/15/12 | SOCIAL SECURITY WITHHOLDIN | 31.87 |
| | | | 6/15/12 | MEDICARE WITHHOLDING | 7.45 |
| | | JENNIFER ARNESON, DVM | 6/25/12 | FIGO BOARDING, CEPHALEXIN | 74.00 |
| | | | 6/19/12 | BOARDING-FIGO | 80.00 |
| | | GEARY COUNTY ATTORNEY | 6/25/12 | 08CV9 ATTORNEY FEES FORFEI | 11.41 |
| | | | 6/25/12 | 09CV288 ATTORNEY FEES FORF | 30.85 |
| | | | 6/25/12 | 10CV48 ATTORNEY FEES FORFE | 46.95 |
| | | | 6/25/12 | 11CV135 ATTORNEY FEES FORF | 374.20 |
| | | | 6/25/12 | 11CV304 ATTORNEY FEES FORF | 88.50 |
| | | ED ROEHR SAFETY PRODUCTS | 6/25/12 | TASERS | 2,479.20 |
| | | | 6/25/12 | TASERS-SHIPPING | 39.68 |
| | | GRANDVIEW PLAZA PD | 6/25/12 | 10CV48 SETTLEMENT AGREEMEN | 44.34 |
| | | | 6/25/12 | 11CV304 SETTLEMENT AGREEME | 83.59 |
| | | BLUE CROSS BLUE SHIELD OF KS | 6/15/12 | BLUE CROSS BLUE SHIELD | 74.33 |
| | | CENTURY LINK | 6/25/12 | M061202591 DTF PHONE SERVI | 38.31 |
| | | DELTA DENTAL (PAYROLL) | 6/01/12 | DELTA DENTAL OF KANSAS | 10.80 |
| | | | 6/15/12 | DELTA DENTAL OF KANSAS | 10.80 |
| | | GEARY COUNTY PUBLIC WORKS | 6/18/12 | DTF FUEL MAY 2012 | 727.93 |
| | | GEARY COUNTY SHERIFF | 6/25/12 | 10CV48 SETTLEMENT AGREEMEN | 44.34 |
| | | | 6/25/12 | 11CV304 SETTLEMENT AGREEME | 83.59 |
| | | HOME LUMBER CO. | 6/25/12 | CARPET-PD TRAINING ROOM | 3,240.87 |
| | | | 6/25/12 | CARPET-PD TRAINING ROOM | 124.62- |
| | | KANSAS PUBLIC EMPLOYEES | 6/15/12 | KPERS #1 | 40.09 |
| | | CARD CENTER | 6/05/12 | BSAFE-SWAT EQUIPMENT | 999.13 |
| | | | 6/05/12 | QUANTICO-SWAT VTAC SLINGS | 360.00 |
| | | | 6/05/12 | SHIELDSPIKE-HAMMERSPIKE SW | 130.00 |
| | | | 6/05/12 | 294811 ORAP-AIR FILTER #22 | 8.45 |
| | | | 6/05/12 | ER DETAILING - VEHICLE DET | 360.00_ |
| | | | | TOTAL: | 9,396.06 |

| DEPARTMENT | FUND | VENDOR NAME | DATE | DESCRIPTION | AMOUNT_ |
|-----------------------|--------------------|--------------------------------------|---------|----------------------------|---------|
| NATIONAL NIGHT OUT | LAW ENFORCEMENT TR | PEPSI | 6/18/12 | 41172072 SODA NNO BLOCK PA | 152.13_ |
| | | | | TOTAL: | 152.13 |
| LAW ENFORCEMENT TRAIN | LAW ENFORCEMENT TR | KANSAS JUVENILE OFFICERS ASSOCIATION | 6/14/12 | KS JUV OFFICERS CONF #153, | 545.00 |
| | | CARD CENTER | 6/05/12 | SPANGLES-FINDING WORDS #73 | 6.53 |
| | | | 6/05/12 | WENDYS-FINDING WORDS #739 | 4.46 |
| | | | 6/05/12 | SCHLOTZSKYS-FINDING WORDS | 11.95 |
| | | | 6/05/12 | ARBYS-FINDING WORDS #739 | 9.79 |
| | | | 6/05/12 | SCHLOTZSKYS-FINDING WORDS | 8.68 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 14.47 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 11.41 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 12.05 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 9.80 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 20.03 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719 | 6.17 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719-T | 2.50 |
| | | | 6/05/12 | ACTIVE SHOOTER TRNG #719-R | 231.36 |
| | | | 6/05/12 | WMART-AMMO ROOKIES KLETC | 50.33_ |
| | | | | TOTAL: | 944.53 |

===== FUND TOTALS =====

| | | |
|----|---------------------------|------------|
| 01 | GENERAL FUND | 509,519.51 |
| 02 | GRANTS | 7,860.51 |
| 10 | SPIN CITY | 1,890.03 |
| 12 | BOND & INTEREST | 30,146.07 |
| 15 | WATER & SEWER FUND | 58,208.44 |
| 17 | ROLLING MEADOWS GOLF FUND | 59.95 |
| 18 | STORM WATER | 26,148.18 |
| 19 | ECONOMIC DEVELOPMENT | 58,534.47 |
| 20 | LIBRARY FUND | 269,838.63 |
| 23 | SANITATION FUND | 1,379.99 |
| 35 | EMPLOYEE BENEFITS FUND | 58,272.14 |
| 47 | DRUG & ALCOHOL ABUSE FUND | 1,199.45 |
| 50 | SPECIAL LE TRUST FUND | 9,556.71 |
| 54 | LAW ENFORCEMENT TRAINING | 1,096.66 |

| | |
|--------------|--------------|
| GRAND TOTAL: | 1,033,710.74 |
|--------------|--------------|

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF JUNCTION CITY, KS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 9,999,999.00CR THRU 9,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 6/12/2012 THRU 6/25/2012

PAYROLL SELECTION

PAYROLL EXPENSES: NO
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: GL Post Date
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: APPROPRIATIONS- JUNE 12-JUNE 25 2012-CS
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

City of Junction City

City Commission

Agenda Memo

July 3rd 2012

From: Cynthia Sinkler, Water Billing and Accounts Payable Manager
To: City Commissioners
Subject: Consideration of Appropriation Ordinance A-13 2012 dated--June 12-June 25 2012 in the amount of \$1,033,710.74

Background: Attached is listing of the Appropriations for ---June 12-June 25 2012

Appropriations --June 12-June 25 2012 **\$1,033,710.74**

EFT Payment due before next commission

Veolia Water **\$1,110.00**

JCPOA **\$60.25**

Columbia Capital **\$2418.75**

Non EFT Payment due before next Commission

Verizon **\$2,491.90**

Backup material for agenda item:

- b. Consideration of the June 19, 2012 City Commission meeting minutes.

CITY COMMISSION MINUTES

June 19, 2012

7:00p.m.

CALL TO ORDER

The regular meeting of the Junction City Commission was held on Tuesday, June 19, 2012 with Mayor Pat Landes presiding.

The following members of the Commission were present: Cecil Aska, Scott Johnson, Pat Landes, and Jim Sands. Staff present was: City Manager Vernon, City Attorney Logan, and City Clerk Tyler Ficken.

PUBLIC COMMENT

Representative Tom Moxley stated that he has represented District 68 to the south of Junction City in the past, and now will represent a portion of Junction City. Representative Moxley stated the new map has created a lot of changes; he has represented the 68th district for 6 years. Representative Moxley stated that he is interested in economic development, jobs, and he believes that the State should pay for State initiatives.

Ernie Honas stated that he is also running for the 68th District. Mr. Honas stated that he has been an educator for 35 years; he would like to see locals take more responsibility for the operation of schools. Mr. Honas stated that he grew up on a farm in Ellis, KS. He would work to reduce unfunded mandates and help Junction City while reducing government and supporting free enterprise.

Deb Johnston stated that the City and School district did a good job for the Bramlage service. Mrs. Johnston stated that the coffee conversation she attended was good. She stated that she felt bad for how the Veolia situation was handled; she would like to see a matrix which outlines proposed water line improvements.

CONSENT AGENDA

Consideration of Appropriation Ordinance A-12-2012 dated May 30 to June 11, 2012 in the amount of \$601,670.82. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of the June 5, 2012 City Commission Meeting Minutes. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval for a temporary Cereal Malt Beverage license to the Sundown Salute in Heritage Park to be held July 3-July 7, 2012.

Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval to adjust \$136.00 for outstanding building permits sent to Collection Bureau of Kansas, Inc. Commissioner Aska moved, seconded by Commissioner Sands to approve the Consent Agenda. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

A presentation on redistricting. City Clerk Ficken presenting. City Clerk Ficken made a presentation on redistricting.

PUBLIC HEARING

The consideration and approval of Resolution R-2683, setting a public hearing date of August 7, 2012 to address condemnation of 331 W. 8th St. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2683. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2684, setting a public hearing date of August 7, 2012 to address condemnation of 712 W. 10th St. Commissioner Aska moved, seconded by Commissioner Johnson to approve R-2684. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of Resolution R-2685, setting a public hearing date of August 7, 2012 to address condemnation of 1309 Johnson Dr. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2685. Ayes: Aska, Johnson. Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2686, setting a public hearing date of August 7, 2012 to address condemnation of 117 E. 3rd St. Commissioner Johnson moved, seconded by Commissioner Johnson to approve R-2686. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

The consideration and approval of Resolution R-2687, setting a public hearing date of August 7, 2012 to address condemnation of 630 W. 10th St. Commissioner Jonson moved, seconded by Commissioner Aska to approve R-2687. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

APPOINTMENTS

Consideration of reappointment of Mike Ryan to the Metropolitan Planning Commission. Commissioner Aska moved, seconded by Commissioner Johnson to approve the reappointment of Mike Ryan to the Metropolitan Planning Commission. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

NEW BUSINESS

Consideration and approval of a lease agreement between Verizon Wireless and the City of Junction City for lease space on the Spruce Street water tower and site. Municipal Services Director McCaffery presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve agreement between Verizon Wireless and the City of Junction City for lease space on the Spruce Street water tower and site. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2660 Aging Well Resolution of Intent. City Attorney Logan presenting. Vic Davis stated that the Berkley Group provided a market assessment of need for independent living services, and found that there is a need. Mr. Davis stated that the facility would have a \$3 million annual budget and create 45 jobs. The initial thought was to use the tech park, but someone had the thought of placing the facility at the South Park location; the group is requesting the donation of the land for the facility. Commissioner Johnson stated that he does not want to give the land away. Mayor Landes asked how the payment in lieu of taxes would work. Mr. Davis stated that the property is tax exempt, but an agreement could be reached on an annual payment. Commissioner Johnson stated that the NRP was expanded to encourage business; the existing facilities need to consider expanding before a new facility is considered. Mayor Landes stated that he knows of families that have been unable to find homes, and there is a need. Commissioner Johnson stated that this community is already giving a lot, and the Chamber of Commerce should speak with existing business for potential expansions. Commissioner Aska moved, seconded by Commissioner Johnson to table the item. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2689 to approve Redevelopment Agreement between the City and Richard L. Edwards. City Attorney Logan presenting. City Attorney Logan stated that the final agreement includes a clause that provides for additional or reduced loan payments depending on the amount of funds that Mr. Edwards spends on the project. Commissioner Aska moved, seconded by Commissioner Johnson to approve Resolution R-2689 to approve Redevelopment Agreement between the City and Richard L. Edwards. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Resolution R-2688 approval to transfer title of the parking lot at 6th & Washington St. to the adjourning property owners. Finance Director Beatty presenting. Commissioner Johnson stated that this action should have happened

a long time ago. Finance Director Beatty stated that the City ownership of the lots was initially a development incentive. Commissioner Johnson moved, seconded by Commissioner Aska to approve R-2688. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Ordinance S-3109 a request from Ron and Rebecca Bramlage, owner, requesting a rezone from "CR" Restricted Commercial District to "CSR" Service Commercial Restricted District the property located at the northwest corner of Ash Street and Eisenhower Street, Junction City, KS. Planning & Zoning Administrator Yearout presenting. Commissioner Johnson moved, seconded by Commissioner Aska to approve Declaration of Emergency. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried. Commissioner Johnson moved, seconded by Commissioner Aska to approve Ordinance S-3109 on first and final reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Ordinance S-3110 to rezone the non-commercial properties on the south side of 8th Street either side of Eisenhower Street in Junction city, KS, form "CSP" Special Commercial District to "RM" Multiple Family Residential District. Planning & Zoning Administrator Yearout presenting. Commissioner Aska moved, seconded by Commissioner Johnson to approve Ordinance S-3110 on first reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Ordinance S-3111 a request of Audrey Vieux, owner, requesting a Special Use Permit on property zoned "RS" Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Ct. Planning & Zoning Administrator Yearout presenting. Commissioner Sands moved, seconded by Commissioner Aska to approve Ordinance S-3111 on first reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of vacation order No. VC-05-02-12, a petition of Kaw Valley Engineering, Agent, on behalf of James D. Sampson, owner, requesting the vacation of the platted cross access easement in Sampson's 2nd Addition to Junction City, Kansas. Planning & Zoning Administrator Yearout presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve Vacation order No. VC-05-02-12 and to accept dedication & approve final action. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Vacation Order No. VC-05-01-12, a petition of Kaw Valley Engineering, Agent, on behalf of Hickory Hills Residences I, L.C., by A&S/HHC, LLC. Planning & Zoning Administrator Yearout presenting. Commissioner Sands moved, seconded by Commissioner Johnson to approve Vacation Order No. VC-05-01-12. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration of Ordinance G-1113 to amend the Junction City Zoning Regulations by eliminating the category of Family Day Care Home and making a Day Care Home a permitted use in certain residential districts. Planning & Zoning Administrator Yearout presenting. Commissioner Aska moved, seconded by Commissioner Johnson to approve Ordinance G-1113 on first reading. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of the award of bid – 2012 Street Maintenance Program. Municipal Services Director McCaffery presenting. Municipal Services Director McCaffery stated that the bids were received for 3 sections; city staff recommends not to award bid for the concrete portion. Mayor Landes asked if the timing of the bid process created problems for contractors. Municipal Services Director McCaffery stated that the bids will be out sooner in the future. Municipal Services Director McCaffery stated that the City received great prices last year. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for the 2012 Street Maintenance Program without the concrete patching section 2. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of a rejection of proposals/bids for the award of a professional engineering services contract for assessment studies. Municipal Services Director McCaffery presenting. Commissioner Aska moved, seconded by Commissioner Sands to approve rejection of proposals/bids for the award of a professional engineering services contract for assessment studies. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

Consideration and approval of award of bid for two one ton dump trucks to Shawnee Mission Ford, Inc. Municipal Services Director McCaffery presenting. Municipal Services Director McCaffery stated that parts from two older trucks will be used to create on better working truck; the trucks will be used for multiple uses such as pothole patching and snow removal. Municipal Services Director McCaffery stated that he is concerned that there was only one bid, but the chassis provided in the bid documents is not provided by GM. Commissioner Sands moved, seconded by Commissioner Aska to approve award of bid for two one ton dump trucks to Shawnee Mission Ford, Inc. Ayes: Aska, Johnson, Landes, Sands. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Johnson stated that Milford Lake is having Algae problems again this year; the State needs to be contacted. Commissioner Johnson stated that the animal ordinances need to be enforced; there are too many animals at the shelter. Finance director Beatty stated that the animal licensing program for the City is not sufficient.

Commissioner Sands stated that Juneteenth was a great event and people are getting involved. Commissioner Sands stated that he notices a man at Homer's Pond who picks up trash and asks for help from others to do the same.

Mayor Landes stated that the Police and Fire Departments did a great job with the Bramlage service. Mayor Lands reminded people that they need to trim their trees

ADJOURNMENT

Commissioner Sands moved, seconded by Commissioner Johnson to adjourn at 9:26 p.m. Ayes: Aska, Johnson, Landes, Sands, Taylor. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 3rd DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY COMMISSION MINUTES FOR JUNE 19, 2012.

Tyler Ficken, City Clerk

Pat Landes, Mayor

Backup material for agenda item:

- c. Consideration of ambulance contractual obligation adjustments and bad debt adjustments (May 2012).

City of Junction City

City Commission

Agenda Memo

June 18, 2012

From: Michael Steinfert, Fire Chief
To: City Commission and City Manager
Subject: May 2012 Ambulance Adjustments

Objective: Approval of ambulance contractual obligation adjustments and bad debt adjustments.

Explanation of Issue: Contractual obligations are required write-off adjustments by contractual insurance providers such as Medicare, Medicaid, Blue Cross, etc. Bad debt adjustments are accounts in which we have exhausted billing efforts to collect. After the bad debt adjustments, these accounts are forwarded to a collection agency and the Kansas Setoff Program.

Budget Impact:

| | |
|-----------------------------------|-------------|
| Contractual Obligation Adjustment | \$34,723.29 |
| Bad Debt Adjustment | \$ 241.86 |

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

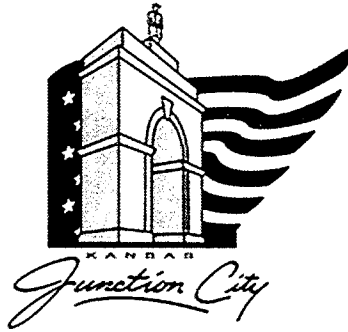
1. Approve ambulance contractual obligation and bad debt adjustments in the amounts listed.
2. Disapprove ambulance contractual obligation and bad debt adjustments in the amounts listed.
3. Modify the proposal...
4. Table the request.

Recommendation: Staff recommends approval of adjustments as listed

Enclosures:

Backup material for agenda item:

- d. Presentation of the Shrine Bowl of Kansas Proclamation declaring July 28, 2012 as Kansas All-Star Football Shrine Bowl Day.



TO THE PEOPLE OF JUNCTION CITY, GREETINGS:

WHEREAS, The Shrine Bowl of Kansas, Inc. sponsored by the five Shrine Centers of Kansas, namely, Abdullah of Overland Park, Arab of Topeka, Isis of Salina, Midian of Wichita and Mirza of Pittsburg, will sponsor their 39th Annual All-Star Football Game on July 28, 2012 in Emporia, Kansas, and continue their tradition of philanthropy; and

WHEREAS, For over 89 years the Ancient Arabic Order of the Nobles of the Mystic Shrine of North America, through its network of hospitals, has treated over 865,000 children with orthopedic disabilities, and in more recent years, treated thousands of severely burned children through its Burn Institute; and

WHEREAS, The citizens of Junction City may aid this worthy and impartial work and further the efforts of this great charity in their support of their philanthropic event to favor the unfortunate children, regardless of race and creed:

NOW, THEREFORE, I, Mayor Landes, **MAYOR OF THE CITY OF JUNCTION CITY, KANSAS**, do hereby proclaim July, 28th of 2012, as

Kansas All-Star Football Shrine Bowl Day

In the City and urge all citizens to join in this observance.



Pat Landes, Mayor


Tyler Ficken, City Clerk

Backup material for agenda item:

- e. Consideration of the 2012 Operation and Maintenance Assurance Statement from the State of Kansas Land and Water Conservation Fund

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: Edward Lazear, Parks and Recreations Director
To: Gerry Vernon, City Manager, and City Commission
Subject: **2012 ANNUAL O & M ASSURANCE STATEMENT**

Objective: Approval of this item will allow the Mayor to sign the O & M Assurance Statement for the LWCF

Explanation of Issue: The City of Junction City received financial assistance from the LWCF for the following projects:

Rimrock Park

Homers Pond

North Park and South Park

Rolling Meadows Golf Club

*See enclosure for detailed explanation of project

Budget Impact: No immediate impact. Non-compliance with LWCF could affect our ability to obtain future funding through the Land & Water Conservation Fund.

Alternatives:

1. Approve, Disapprove, Modify, or Postpone.

Recommendation: City Staff recommends the approval of this item authorizing the Mayor sign the 2012 Annual Operation and Maintenance Assurance Statement

Special Considerations: No comment or input has been received from the public at this time

Enclosures: 2012 Annual Operation and Maintenance Assurance Statement

February 08, 2012

Dear Land & Water Conservation Fund (LWCF) Recipient:

Enclosed is the annual operation and maintenance assurance statement (AOMAS) with a list of LWCF projects for which you have previously received awards. Also enclosed is information outlining your LWCF sites and the LWCF program in general. This information is provided as a tool to help you better understand the LWCF program and your responsibilities as a subgrantee. Please keep this information for your records.

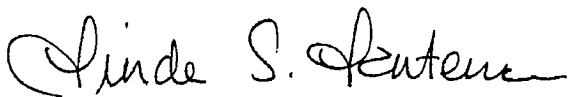
Please read the responsibilities listed on the blue AOMAS form and sign and return it to my attention by **March 30, 2012**. Also, please return the enclosed Contact Information Update slip to be sure our office has your most current contact information.

Keep in mind that any new improvements to the LWCF site must be approved by our office prior to development and must meet ADA requirements. Also remember that overhead lines are a direct violation of LWCF requirements and are never permitted within a project's boundaries. Any future utility development at these facilities must be buried underground or relocated outside of the 6(f) boundaries.

It is very important that LWCF guidelines are followed and that you return the blue AOMAS form. Your cooperation in maintaining your LWCF project is very important if you are interested in receiving future outdoor recreation funding.

Please don't hesitate to call our office if you have any questions. Thank you for your dedication to providing outdoor recreation opportunities to your community.

Sincerely,



Linda Lanterman
Parks Division Director

KANSAS DEPARTMENT OF WILDLIFE & PARKS
512 SE 25th AVENUE
PRATT, KS 67124

2011 ANNUAL OPERATION AND MAINTENANCE ASSURANCE STATEMENT
Land & Water Conservation Fund (LWCF)

Whereas, **City of Junction City** has received financial assistance from the Land & Water Conservation Fund for the following project(s):

| <u>NPS Project No.</u> | <u>Project Title</u> |
|-------------------------------|-----------------------------|
| 20-00136 | Westside Park |
| 20-00202 | Rimrock Lake Development |
| 20-00296 | Junction City Park Acq. |
| 20-00397 | Junction City Golf Course |

The subgrantee does hereby assure that it:

1. will not convert any portion of a project area to other than public outdoor recreation use through sale, lease, easement, construction of non-outdoor recreation facilities or by any other means without prior approval and replacement of the converted property. (see Section 6(f)(3) of the LWCF act) A "project area" will generally include all or any outdoor recreation area which has received LWCF assistance;
2. will not install any overhead electric or telephone lines on project areas;
3. will maintain the project area and facilities in a safe, attractive, and inviting manner;
4. will maintain sanitary facilities in accordance with local/state health standards;
5. will make reasonable and prompt repairs on facilities funded with LWCF throughout their estimated lifetime to prevent undue or premature deterioration;
6. will keep facilities open for public use during reasonable hours of the day and times of the year;
7. will permanently display a LWCF sign (symbol) at all project areas;
8. will comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975;
9. will not change, by addition or deletion, any structural features of facilities without prior review and approval of the Kansas Department of Wildlife & Parks and the National Park Service.
10. will submit any new development plans for the project site to Kansas Department of Wildlife & Parks prior to development, and all required permitting from the State Historical Preservation Office and all environmental approvals must be sent to Kansas Department of Wildlife & Parks for their files.

City of Junction City
Project Sponsor

*** I certify that I have the authority to sign for this project sponsor ***

Date: _____

Signature: _____

Printed Name: _____

City of Junction City

| <u>Project ID #</u> | <u>Project Title</u> | <u>Park Name</u> | <u>Description</u> | <u>Approved</u> | <u>50% Award</u> | <u>Last Inspection</u> |
|---------------------|---------------------------|---------------------------|---|-----------------|------------------|------------------------|
| 20-00136 | Homer's Pond AKA Westside | Rimrock Park | Expansion of park to accommodate the elderly & long-term patients of adjacent hospital. | 6/23/1969 | \$17,340.00 | 2/23/2006 |
| 20-00202 | Rimrock Lake Dev. | Homer's Pond | Construction of picnic sites, hiking trail, landscaping, sled run area, parking & park signs. | 10/8/1971 | \$20,563.68 | 2/23/2006 |
| 20-00296 | Junction City Park Acq. | South Park & North Park | Acquisition of 2 sites for a total of 115 acres. | 10/25/1974 | \$92,459.00 | 2/23/2006 |
| 20-00397 | Junction City Golf Course | Rolling Meadows Golf Club | Construction of 18-hole golf course with support facilities. | 11/30/1977 | \$324,181.00 | 2/23/2006 |

NOTE: 50% Award = the amount both the NPS and local sponsor contributed to the project. The total project cost is the 50% Award amount multiplied by 2.

Backup material for agenda item:

- f. Consideration and Approval of a Travel Easement between the City of Junction City and Konza Construction Company, Inc., for the access to the Konza maintenance building behind the Park Department building at 2307 North Jackson Street.

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Extension of Travel Easement to Konza Construction Co., Inc., on City Property (Park Department)

Issue: Approval of the extension of a Travel Easement in the northwest corner of the property owned by the City for the Park Department at 2307 North Jackson Street.

Explanation of Issue: The City of Junction City acquired the Park Department facility at 2307 North Jackson Street a number of years ago from Konza Construction, which retained ownership of the shop building and land to the rear of that property. The legal description of the land establishes the boundary line between 35 and 40 feet beyond the limit of the existing platted travel easement that parallels the common property line with Kaw Valley Engineering. This gap was not discovered until a recent review of documents regarding that property by Konza Construction. The request is to grant an extension of the Travel Easement to the common property line between the City property and the property of Konza Construction. This action will place on public record the documents to acknowledge how this land has been used by Konza Construction since it was acquired by the City years ago. Nothing changes in any other respect.

Alternatives: This City Commission of Junction City may either approve the Travel Easement as presented or deny the request. Legal advice must be obtained to discuss the consequences of denying the request.

Staff Recommendation: Approve the Travel Easement and authorize the Mayor and City Clerk to execute the easement document with the understanding that all costs incurred to record the document with the Geary County Register of Deeds be paid by Konza Construction Co., Inc.

Enclosures:

Travel Easement

KONZA TRAVEL EASEMENT EXTENSION

THAT PORTION OF LOT 4 OF A REPLAT OF REPUBLICAN RIVER INDUSTRIAL PARK UNIT NO.2 AND UN-PLATTED LAND TO THE CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING THE SOUTHERNMOST CORNER OF LOT 3 OF SAID REPLAT; THENCE ALONG A PLATTED BEARING OF N 47°08'50" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 247.83 FEET TO THE EASTERNMOST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE N 42°51'10" W CONTINUING ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 3.30 FEET; THENCE N 47°08'50" E CONTINUING ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 30.35 FEET TO THE WESTERNMOST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 106 AT PAGE 58; THENCE S 42°52'19" E ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A DISTANCE OF 38.30 FEET; THENCE S 47°08'50" W, A DISTANCE OF 30.37 FEET TO THE EASTERNMOST CORNER OF A PLATTED TRAVEL EASEMENT TO SAID LOT 3 AS SHOWN ON SAID REPLAT; THENCE N 42°51'10" W ALONG THE NORTHEASTERLY LINE OF SAID TRAVEL EASEMENT, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1,163 SQUARE FEET MORE OR LESS.

ENDO OF DESCRIPTION

TRAVEL AND CROSS-ACCESS EASEMENT

THIS TRAVEL AND CROSS-ACCESS EASEMENT ("Easement") is made effective as of _____, 2012, between the City of Junction City, Kansas, a municipal corporation, in the County of Geary, State of Kansas ("Grantor"), and Konza Construction Company, Inc. ("Grantee") Junction City, Kansas, in the County of Geary, State of Kansas.

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged by the Grantor, the parties agree as follows:

WITNESSETH:

Whereas, Grantors are the owners of property described in the attached Easement legal description in Junction City, Kansas.

NOW, THEREFOR, Grantor hereby dedicates, grants, sells, bargains and conveys unto the Grantee a perpetual nonexclusive travel easement and right of way over and across a portion of Grantor's property legally described and depicted on the attached travel easement legal description for vehicular and pedestrian traffic for ingress and egress and cross travel and access to the Grantee's property.

The rights granted herein shall not be construed to interfere with or restrict the Grantor and their assigns from the uses of Grantors property with respect to the construction and maintenance of improvements on the Grantor's property so long as the same are to be constructed or maintained so as not to interfere with the Public and Cross Access Use of said easement. Without limiting the foregoing, Grantor acknowledges and agrees not to erect any barriers to prohibit or prevent the other's non-exclusive rights for access.

The maintenance, surface and/or subsurface repairs and replacements of easement shall remain the sole responsibility of Grantor, and their successors and assigns.

This Easement and obligations hereunder shall run with title to, and shall be appurtenant to the Grantor's property, and shall be binding upon and inure to the benefit of Grantor and Grantee, and their respective successors and assigns.

IN WITNESS WHEREOF, this Easement has been executed the day and year first above written.

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk

STATE OF KANSAS)
COUNTY OF _____) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pat Landes, Mayor of the City of Junction City, Kansas, and Tyler Ficken, City Clerk of the City of Junction City, Kansas, acknowledged the execution of the above and foregoing Travel and Cross-Access Easement as his free and voluntary act and deed.

Witness my hand and seal this _____ day of _____, 2012.

Notary Public

(My Appointment Expires: _____)

Backup material for agenda item:

- a. Consideration of the Appointment of Charles Mowry to the Metropolitan Planning Commission for a 3-year term expiring June 30, 2015.

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Appointment of Charles Mowry to Metropolitan Planning Commission

Issue: Appointment of Charles Mowry to Metropolitan Planning Commission for three-year term expiring on June 30, 2015.

Explanation of Issue: Under the Interlocal Agreement with Geary County the reorganized the Metropolitan Planning Commission in 2009, seven members are to be appointed to the Metropolitan Planning Commission. The City Commission appoints three members and the Board of County Commissioners appoint three members, with the seventh member to be a joint appointment. The Metropolitan Planning Commission also serves as the Board of Zoning Appeals for both jurisdictions. Mike Steinfort was the joint appointee. Mr. Steinfort chose not to seek a reappointment, therefore a new person is to be appointed.

Charles Mowry has agreed to serve on the Metropolitan Planning Commission for the next three-year term as the joint appointee. Mr. Mowry previously served on the Metropolitan Planning Commission prior to the reorganization, but was not asked to serve the next term. While Mr. Steinfort will be very difficult to replace, Mr. Mowry comes highly recommended by other MPC members and is considered to be a valuable addition to the MPC.

Alternatives: In accordance with K.S.A. 12-741, et seq, and the Interlocal Agreement with Geary County, the City Commission can do one of the following:

1. To accept the recommendation and appoint Charles Mowry as the joint appointee to the Metropolitan Planning Commission, subject to the agreement by the Board of County Commissioners.
2. Not appoint Mr. Mowry to the Metropolitan Planning Commission, which will result in the continuing search for someone to accept the appointment that is acceptable to both the City Commission and the Board of County Commissioners.

Staff Recommendation: Appoint Mr. Charles Mowry to the Metropolitan Planning Commission, subject to the agreement by the Board of County Commissioners.

Suggested Motion:

Commissioner _____ moved that the Charles Mowry be appointed to the Metropolitan Planning Commission for a term to expire on June 30, 2015, subject to the agreement by the Board of County Commissioners.

Commissioner _____ seconded the motion.

Enclosures:

Staff Memo



Junction City/Geary County Planning and Zoning

David L. Yearout, AICP, CFM, Director
david.yearout@jcks.com



MEMORANDUM

To: Junction City City Commission and Geary County Board of County Commissioners

Date: June 26, 2012

Re: Appointment of Charles Mowry to Metropolitan Planning Commission

This memo is to confirm the interest from Charles Mowry to be appointed to the Metropolitan Planning Commission for a full three-year term as the Joint Appointee. Mr. Mowry previously served on the Metropolitan Planning Commission prior to the reorganization in 2009. His appointment will replace Mike Steinfert, who was first appointed to the Joint position in the reorganization.

Please take the appropriation action to confirm Mr. Mowry's appointment to the Metropolitan Planning Commission for a term that will run through June 30, 2015.

Backup material for agenda item:

- a. Presentation by ETC Institute, Olathe, Kansas, on the results of the 2012 Community Survey.

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Community Survey Report Presentation – ETC Institute

Issue: Presentation by Karen Falk, Vice President, ETC Institute, Olathe, Kansas, on the Final Report of the 2012 Community Survey Results.

Explanation of Issue: In the spring of 2012, a Community Survey was conducted in Junction City and Geary County by ETC Institute of Olathe, Kansas, a nationally recognized firm specializing in these types of projects. The report of the results of that survey is a 180-page document that provides detailed information on the comments received from the respondents to that survey. Karen Falk, Vice President and Project Manager for this project, will be present to provide an overview of the Survey Results and answer any other questions the Commission may have.

Backup material for agenda item:

- a. Consideration of Ordinance S-3110 Rezoning of multiple properties near 8th Street and Eisenhower Street from "CSP" Special Commercial and "RD" Duplex Residential to "RM" Multiple-Family Residential. (Final Reading)

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Case No. Z-05-02-12 – Rezoning of numerous properties on the south side of 8th Street and on either side of Eisenhower Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District – (S-3110)

Issue: Consideration of the case initiated by the Metropolitan Planning Commission to rezone the non-commercial properties on the south side of 8th Street either side of Eisenhower Street in Junction City, Kansas, from “CSP” Special Commercial District to “RM” Multiple Family Residential District. There are 20 individual properties affected by this rezoning, with most of existing uses being single-family residences. Those properties that are used commercially are not affected by this rezoning. As has been noted on several occasions recently, residential properties that are zoned commercial have difficulty in being sold because the residences are nonconforming under the Zoning Regulations and, in the event of the loss of the structure, can not be rebuilt as a residence. This rezoning removes that restriction and makes the zoning classification the consistent with the existing uses. The Ordinance was approved on first reading by the City Commission on June 19, 2012.

Explanation of Issue: The Metropolitan Planning Commission held a public hearing on May 10, 2012, to consider this request. By unanimous vote, the MPC has recommended the rezoning be granted.

Alternatives: In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a rezoning application on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby rezoning the property.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby rezoning the property subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and not rezone the property.

Special Considerations: No one spoke in favor or in opposition to the proposed change.

Staff Recommendation: Accept the recommendation of the MPC and approve the final reading of the Ordinance, thereby rezoning the affected properties.

Suggested Motion:

Commissioner _____ moved that the recommendation of the Planning Commission be accepted and that Ordinance No. S-3110, an ordinance rezoning from “CSP” Special Commercial District to “RM” Multiple Family Residential District numerous properties located on the south side of 8th Street either side of Eisenhower Street, Junction City, Kansas, as identified in said ordinance, be approved on final reading.

Commissioner _____ seconded the motion.

Enclosures:

MPC Minutes of May 10, 2012
Staff Report
Ordinance S-3110

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**May 10, 2012
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Maureen Gustafson
John Moyer
Mike Ryan
Mike Watson
Mike Steinfort

**Members
(Absent)**

Ken Mortensen

Staff

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Chairman Steinfort called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Mortensen.

2. APPROVAL OF MINUTES

Commissioner Gustafson moved to approve the minutes of the April 12, 2012, meeting as written. Commissioner Dibben seconded the motion and it passed unanimously.

3. OLD BUSINESS - None

4. NEW BUSINESS

Item No. 1 – Case No. Z-05-01-12 - Public Hearing to Rezone from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted.

Chairman Steinfort opened the public hearing on the application of Ron and Rebecca Bramlage, owners, requesting to rezone the property at the northwest corner of Ash Street and Eisenhower Street from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted District and asked for the staff report.

Mr. Yearout stated this property has been zoned “CR” for many years. This classification is the most restrictive of the commercial zones, with only eight permitted uses and two by conditional use permit. The “CSR” district is the one of the broadest classification that lists 54 different permitted uses; along with another 9 by conditional use permit. The neighborhood is dominated by single-family residential uses zoned either “RS” or “RG”, which is restricted to single-family homes. The hospital is zoned “RS” and all the “office uses” to the west are zoned “CR”. The property on the northeast corner of Eisenhower and Ash is zoned “CSR”; however it is developed as a dental office and a relatively small lot. The current use as a dental office is allowed in the “CR” district.

The existing building was established a year ago as a spec building and a portion has been occupied. To the west is another pad for a future building at a lower level. The request for the "CSR" district is to broaden the potential for tenants in the building.

Mr. Yearout stated it is the opinion of staff that this property is properly zoned. The uses to which it is restricted are sufficient to allow the development of the property; it just may take longer than the owner wishes. As previously stated, the area is dominated by residential uses; but because of the hospital, low impact commercial development has continued without any undue burdens on the infrastructure of the City or any harm to the uses established. For these reasons, staff is recommending that the request to rezone to the "CSR" district be denied. Mr. Yearout stated that the owner did receive a copy of the staff report.

Mr. Yearout informed the Commission they have three options available in making a recommendation to the City Commission. The Commission may recommend approval of the application as submitted; it may recommend denial of the application as submitted; or it may recommend a change to a more restrictive classification than requested. As explained in more detail in the staff report, the Commission could opt to recommend the "CN", Neighborhood Commercial, "CS" Service Commercial, or the "CSP" Special Commercial districts. This option is always available any time there is a request for a rezoning.

Commissioner Gustafson asked what was allowed in the three Zoning Districts staff has identified. Mr. Yearout stated there were 18 uses by right and 4 uses by Conditional Use Permit in the "CN" district; 43 uses by right and 6 uses by Conditional Use Permit in the "CSP" district; and, 52 uses by right and 12 uses by Conditional Use Permit in the "CS" district. At the request of the Commission, Mr. Yearout read the uses listed in the "CN" district. Several Commissioners and staff engaged in a discussion regarding the differences between the uses in the different classifications.

There being no further questions of staff, Chairman Steinfert opened the hearing for public comment.

Clint Francis, 308 Linden Street, Clifton, KS; stated he works for the Bramlage's. Mr. Bramlage and his attorney are out of town; therefore, Mr. Francis was present as the representative for the applicant. Mr. Francis stated they were surprised about the staff report. There has been little interest in the property for the last five years; therefore, the decision was made to go ahead and build a spec building. Currently there is one tenant and they feel they have not had much success in getting the other spaces filled due to the use limitations of the current zoning.

The property across Eisenhower Street is zoned "CSR" and has been that way for some time and nothing detrimental has happened to the neighborhood. The "CSR" zone would allow more use options and the owners could use their good judgment to get tenants. The traffic count is not high enough to attract any of the "undesirable" uses.

There are two potential tenants but the uses are not permitted in the "CR" zoning district. One is for a self-service Laundromat like the one on North Washington which would be good for the neighborhood. The other is a carpet warehouse with a

showroom. These two uses could be allowed without any negative impact on the surrounding properties. As a negative impact use in the requested "CSR" district, the staff report states on page 4 , paragraph 3, "sporting goods sale with outside storage . . ."; is incorrect. It should read; "sporting goods sales, *not including* outside storage . . .".

Mr. Francis concluded by stating that the owner is asking for the zone change to open up the area for more uses. The uses that would be considered detrimental would need a higher traffic count and would not fit into this area.

There being no further public appearances, Chairman Steinfort closed the public hearing.

Mr. Yearout informed the Commission he had received an inquiry call from the Hospital administration; after explanation, no objection was expressed.

Discussion and comments ensued regarding the intended use of a Laundromat would be ideal for the area. If the property were to sell, there are too many allowable uses in the "CSR" district that could be detrimental to the area. The spec building design fits well and enhances the area. This building is located at a busy intersection and eventually appropriate tenants will chose to locate in this area; however, the current owner needs tenants now and the "CN" district would allow a Laundromat and/or carpet store. The fact that the property across the street is zoned "CSR"; however, the current use of a dental office and previous use of a drug store are allowed in the "CR" District. General discussion continued along these lines.

Chairman Steinfort asked if the special use permit option could be done. Mr. Yearout stated that was a possibility; however, a potential tenant usually would not be willing to wait 60 to 90 days before knowing whether it was approved. Mr. Yearout pointed out that each proposed use would be required to go through the public hearing process, which is time consuming.

Commissioner Dibben asked staff's opinion about recommending the "CN" zone. Mr. Yearout responded that it would more than double the uses but not the full big "laundry list" of undesirable uses. He stated that he struggled a long time whether to recommend denial or the option of the "CN" district. At the staff level it is only a recommendation, both the MPC and the Governing Body have done differently. The economy has been slow for the past few years; but it is improving. Staff understands the desire of the owner to obtain viable tenants. This is a good location with a lot of traffic along Eisenhower and Ash Streets. There is a lot of activity going on in the area. The building is attractive and appropriate uses for the area will happen.

Discussion continued. Commissioner Dibben asked Mr. Francis if the owner would be amenable to accepting the "CN" classification. Mr. Francis stated it would "get them down the road". He stated they understand the concerns of the community regarding the "CSR" district. He indicated that the special use permit makes everything take too long. The "CN" district would at least allow the owner to proceed with what they have in mind.

There being no further discussion or questions, Chairman Steinfort called for a motion.

Commissioner Gustafson moved that Case No. Z-05-01-12, concerning the request of Ron and Rebecca Bramlage, owner, requesting to rezone from "CR" Restricted Commercial District to "CSR" Service Commercial Restricted District be amended to "CN" Neighborhood Commercial District for property at the northwest corner of Ash Street and Eisenhower Street, Junction City, Kansas, be recommended for approval by the City Commission based on the information presented at this public hearing. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 2 – Case No. Z-05-02-12 - Public Hearing to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District the residential properties in the vicinity of West 8th Street and Eisenhower Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, in a "nutshell", this case was initiated by the Commission for the same reasons for the homes along 7th Street earlier this year to place the homes in a residential zoning to remove the nonconformity which virtually makes financing the single-family homes impossible. (*Legal aspects fully set out in the staff report.*) There are 20 individual properties affected by this rezoning. These homes are adjacent or near the rezoning initiated by John York on behalf of Sally Jardine last month (Case No. Z-04-01-12) to facilitate sale of the property.

Since the staff report, one call was received; after explanation, no objection was made. However, just as before, if a landowner wishes to retain the commercial zoning they may. To date, there has been no such request. Mr. Yearout stated that staff is recommending approval of the rezoning.

There being no questions of staff, Chairman Steinfort opened the hearing for public comments. There being no appearances, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. Z-05-02-12, initiated by the Metropolitan Planning Commission to consider the rezoning of the residentially used properties on the south side of 8th Street on either side of Eisenhower Street from "CSP" Special Commercial District to "RM" Multiple Family Residential District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 3 – Case No. VC-05-01-12 - Public Hearing for Vacation of a Portion of a Platted Utility Easement, Junction City, Kansas.

Chairman Steinfort opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, LC, owners, requesting the vacation of a portion of the platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated the owner wishes to vacate the south 10 feet of the 20-foot easement because all the utilities are installed in the northern 10 feet of the easement

and there is also a 10-foot easement along Lots 2 through 13 of Block 4, which abuts the apartment lot on the north side. This effectively establishes a 30-foot easement.

Mr. Yearout briefly reviewed the information set out in depth in the staff report regarding the history of the Hickory Hills plat, Kansas Statutes regarding vacations, and the existing 30' utility easement. The 30' utility easement is over and above the Subdivision Regulations governing the establishment and design of plats. Staff has received comments from some of the utility companies indicating they do not oppose the vacation. The City has confirmed no water or sewer lines and the applicant indicates there are no existing utilities in the portion of the easement to be vacated. Therefore, based on the fact the public will suffer no loss or inconvenience and no private rights will be injured or endangered, staff is recommending approval of the vacation.

There being no questions of staff, Chairman Steinfort opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, stated the applicant is wishing to install a retaining wall based on grading issues. The desired retaining wall will be within the area proposed for vacation. If the easement were to remain in place, any utility company would have the right to push it out. As previously stated by staff, there are no utilities in this area and no foreseen reason for this 10' portion of the 20' dedicated easement to remain in place.

Chairman Steinfort asked about the water lines relative to required fire hydrants; whether they came from the parking lot or behind the units. Mr. Osbourn stated they are located in the parking lot area. Mr. Yearout and Mr. Osbourn both confirmed the area to be vacated was not necessary for any required installation of fire hydrants or water lines.

There being no further appearances, comments or questions, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. VC-05-01-12, the request of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, L.C., by A&S/HHC, LLC, its manager, requesting the vacation of the south ten (10) feet of the twenty (20) foot platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition to Junction City, Kansas, and described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas. Commissioner Moyer seconded the motion and it passed unanimously.

Item No. 4 – Case No. VC-05-02-12 - Public Hearing for Vacation of a Platted Cross Access Easement, Junction City, Kansas.

Chairman Steinfort opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of James Sampson, owner, requesting the vacation of the platted cross access easement on Lot 3, Block 1, Sampson 2nd Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that when the Planning Commission considered this plat in the fall of 2010, the applicants were asked to establish a Cross Access easement in

anticipation of the development of more restaurants and to assure access to the parking lot at Holiday Inn Express. Since that time, the area has significantly developed as anticipated and the Cross Access easement has indeed assisted in the traffic flow for East Street and Chestnut Street. The owner now wishes to relocate the current platted easement; and by separate document, will dedicate a new cross access easement.

Mr. Yearout stated that staff is recommending approval of the vacation request based on the fact that the public will suffer no loss or inconvenience and no private rights will be injured or endangered; subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation is considered.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, representing the applicant stated that all he could say was that "architects like to change things"! The proposed building was enlarged and faced at a different angle. The cross access easement to the Holiday Inn Express will still be there, just slightly relocated.

There being no other appearances or questions of staff, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. VC-05-02-12, the application of Kaw Valley Engineering, agent, on behalf of James D. Sampson, owner, requesting the vacation of the platted cross access easement in Sampson's 2nd Addition to Junction City, Kansas, described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas, subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation. Commissioner Dibben seconded the motion and it passed unanimously.

Item No. 5 – Case No. SUP-05-01-12 Public Hearing requesting a Special Use Permit for massage therapy and personal fitness training, Junction City, Kansas

Chairman Steinfert opened the public hearing on the application of Audrey Vieux, owner, requesting a Special Use Permit for massage therapy and personal fitness training activities at 222 Caroline Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that Ms. Vieux wishes to establish these activities in her home and Staff has determined they do not qualify as a "home occupation"; therefore, the special use permit process was the most reasonable approach for consideration of these uses in a residential district. The only other option would be to request a commercial rezoning which undoubtedly would not be approved. Ms. Vieux has indicated the proposed operation will be located in the basement of her home and has provided pictures and an outline of the personal fitness program.

Our office has received calls from Garry Burges, Steve Roles and Richard Rothfuss, property owners in the notification area. All calls were just asking for clarification and, in the end, there were no objections; which speaks volumes for

acceptable uses within a residential setting versus requiring a commercial zone change. Mr. Yearout concluded by stating that staff is recommending approval of the special use permit for reasons outlined in the staff report; subject to the limitation of one sign (*specific guidelines in staff report*).

There being no questions of staff, Chairman Steinfort opened the hearing for public comment.

Audrey Vieux, 222 Caroline Court, stated she has been doing this for eight years. She is a military wife and it is much easier to work out of her home. They will be stationed here for 2-3 years and then plan to rent the property. Basically, as far as parking goes, there is a double car garage with driveway where clients can park. Ms. Vieux stated all her clients are by appointment only. She does not put her address on the web page, only a phone number. Ms. Vieux stated the fitness training program will not start until she has the necessary equipment, the yard finished and the proper insurance and documentation. No loud music is used. The group sessions will be running around the neighborhood or parks as permitted.

In response to questions from Commissioners, Ms. Vieux stated her group license is for a maximum of 5 per class; classes are 9-10 a.m. MWF and 5-6 p.m. on T & Th; the back yard is fenced because most people do not like to be seen working out; still working on getting the grass in shape; will not have any employees; agreeable to no front yard equipment; plan to rent the property when husband is reassigned; have two toddlers and will not take appointments after 7 p.m.

Commissioners discussed requiring the same type of restrictions that have been applied to the day care homes. The advisability of including no employees and setting a time frame on the Permit were discussed. Mr. Yearout stated he did not discuss a time length with the applicant because it had been assumed the property would be sold when they left. However, in light of the fact the Vieux's intend to retain the property a condition of the Permit could be that it become null and void when Ms. Vieux leaves.

There being no other appearances or questions of staff, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Gustafson moved that Case No. SUP-05-01-12, the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned "RS" Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Court, Junction City, Kansas, be recommended for approval by the City Commission of Junction City subject to the following conditions: 1) one sign (*as specified in the staff report*); 2) no permanent equipment in the front yard; 3) hours of operation from 7 a.m. to 7 p.m.; 4) fenced area for training purposes; 5) no employees from outside the home; and 6) permit to become null and void if or when applicant no longer resides at 222 Caroline Court; based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 6 – Case No.TA-05-01-12, Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations and the Geary County Zoning Regulations by deleting language referencing Family Day Care Homes and allowing Day Care Homes by right in residential districts, and asked for the staff report.

Mr. Yearout stated that most other communities required all day cares to secure a permit, none was allowed by right. However, because of Ft. Riley this area has many more day cares than other communities do. Now that KDHE has changed its licensing standards, it no longer has a Family Day Care Home (FDC) category limited to 6 children. The minimum license a provider now receives from KDHE is a maximum of 10 children. As explained in the staff report, the proposed amendment will drop the FDC and allow a Day Care Home (DCH) maximum of 10 children by right in residential areas. Four specific "performance standards" (*set out in the staff report*) will be added for a DCH to be permitted by right.

Mr. Yearout stated that the biggest issue will be the fee. Presently the FDC fee is \$35; and all other child care facilities pay a \$100 fee. Appropriate amendments will be made to other City Code sections dealing with child care.

As the MPC is aware, numerous providers have applied to the Board of Zoning Appeals for a conditional use permit to allow the maximum of 10 children per their KDHE license. It is anticipated there will be some complaints about these changes; however, staff believes it is time to accept the situation and adjust the local policies, rules and regulations to match what is happening with KDHE.

Commissioner Watson commented that the fee of \$100 was not out of line for two different required inspections by City staff. Being a child care provider is a business providing a service to the community and the fee is part of that business' operating expenses.

Chairman Steinfort asked if the proposed amendments would be more in line with KDHE licensing standards. Mr. Yearout stated that it would because the proposal will eliminate the FDC (maximum 6), which does not exist with KDHE; and allow the DCH (maximum of 10) by right with performance standards.

Commissioner Gustafson questioned the hours of operation limitation. She suggested an option of no set hours but based perhaps upon a neighborhood complaint. Mr. Yearout explained the wording is in place to allow drop-off and pick-up outside the general operational hours. If there were a complaint, the set hours provide for enforcement, if needed. Following a brief discussion, it was the consensus of the Commission that the hours are a "guideline".

There being no other appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Watson moved that the proposed amendments to the Junction City and Geary County Zoning Regulations concerning Day Care operations be recommended for adoption by the City Commission of the City of Junction City and the Board of County Commissioners of Geary County. Commissioner Moyer seconded the motion and it passed unanimously.

RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS

Commissioner Ryan moved to recess as the Metropolitan Planning Commission and convene as the Board of Zoning Appeals. Commissioner _____ seconded the motion and it carried unanimously.

5. OLD BUSINESS - None

6. NEW BUSINESS

Item No. 1 – Case No. BZACU-05-01-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfort opened the public hearing on the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that the staff report outlines the guidelines (*which this Board is more than familiar with!*) when considering an application for a conditional use permit. Based on previous cases and the proposed amendment to the Zoning Regulations, staff has come to the conclusion that “consistency” is no longer warranted and; therefore, staff is recommending approval of the conditional use permit subject to the four conditions (*performance standards*) set out in the staff report.

There being no questions of staff, Chairman Steinfort opened the hearing for public comment.

Erin Smith, 1504 Rockledge Court, stated that she was the owner of the All Stars Day Care. She has two nieces and nephews that come after school; therefore the need to increase the maximum number of children allowed by the City Certificate.

Commissioner Gustafson asked Ms. Smith if she accepted the conditions as outlined by staff. Ms. Smith indicated in the affirmative.

There being no further appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion

Commissioner Gustafson moved that Case No. BZACU-05-01-12, the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home for a maximum of 10 children in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 2 – Case No. BZACU-05-02-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfert opened the public hearing on the application of Lacey Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the "RG" General Residential District at 413 West Vine Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, here again, the guidelines for consideration of a conditional use permit are outlined in the staff report and that staff is recommending approval subject to the four conditions as listed in the report.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Lacy Landreville, 413 West Vine Street, stated she has two children of her own that count toward the six allowed by the City Certificate. She would like to be able to take care of more children.

In response to questions from Commissioners, Ms. Landreville stated that once the ground settles from a sewer line repair, the rear yard will be again fenced as a play area for the children; and had no problem with the conditions attached to the Permit.

There being no other appearances, questions or comments, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Ryan moved that Case No. BZACU-05-02-12, the application of Lacy Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home in the "RG" General Residential District at 413 West Vine Street, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Moyer seconded the motion and it passed unanimously.

ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION

Commissioner Dibben moved to adjourn as the Board of Zoning Appeals and reconvene as the Metropolitan Planning Commission. Commissioner Watson seconded the motion and it passed unanimously.

7. GENERAL DISCUSSION

Item No. 1a. – General Zoning Text Amendments

Mr. Yearout handed out a staff memo referencing General Zoning Text Amendments. As indicated in the memo, a couple of issues have arisen over the past month that gives pause to potential amendments to the City and County zoning regulations. One being churches and schools; and the other home occupations.

The EDC broached concerns relative to allowable locations for churches. Mr. Yearout stated that churches are allowed by right in all the residential and commercial districts, with the exception of the "CC" (*Central Commercial*) district which requires a conditional use permit; and prohibited in the "CSS" district (*adult entertainment*).

With respect to churches and schools, there is the issue of the required 200-foot separation (*required by City Code*) from any establishment dispensing alcoholic beverages. This occurred within the last year when the Nazarene Church/School located in the old _____ building across from the Napolis restaurant (*South Washington Street*) which has always carried a liquor license. Measuring from doorway to doorway exceeded the 200 feet; however, property line to property line did not. This separation requirement has been rescinded by the Kansas Statutes and ABC licensing requirements.

The proposed Dick Edwards development at I-70 and Hwy 77 is wrapped up in a Tax Increment Financing (TIF) agreement with a portion of the outer parameters available for other development. If a church or school were to locate on that property, there would be no property or sales tax income to go toward payment of the bonds. If the anticipated income is not forthcoming and the owner defaults, it could go against the City's financial credit rating.

Mr. Yearout stated that staff is recommending that this issue regarding the 200-foot separation requirement and restricting churches and schools by either zoning classification, conditional or special use permits, or some other option be set for *discussion only* at the next meeting. At that time, the MPC can determine whether or not to schedule a public hearing for regulation amendments.

Commissioner Moyer asked if there was any type of recommendation from the EDC. Mr. Yearout stated "no" but they talked about three options: 1) churches should never be restricted; 2) churches should be restricted; and 3) the 200-foot separation issue. This is obviously a sensitive issue, which is one reason staff is recommending a "discussion only" session which may or may not help in determining whether or not any amendments are warranted to the City or County codes.

It was the consensus of the Commission to place this item on the next agenda for discussion.

Item 1b. – General Zoning Text Amendments

Mr. Yearout explained that just recently an individual has inquired about selling firearms from the home. The practice of buying and selling firearms from another state or through the internet requires the recipient to have some sort of federal ATF license. Apparently, the practice is to find a licensed "buyer" to receive the weapon and in turn pass it on to the purchaser. This could have been handled as a special use permit; however, staff believes this type of business transaction does not need to be advertised for various reasons. It would be best if handled as a "home occupation". The current restrictions on "home occupations" clearly restrict sales and distribution of merchandise from the home. But, this technically should prohibit other "sales" operations from the home such as jewelry, Mary Kay, internet sales and many other similar operations that we know exist. This needs to be address so the zoning regulations deal with the reality of what occurs within the community. Staff is suggesting a public hearing be set on a potential text amendment for home occupations.

Discussion ensued among the Commissioners regarding “monthly/weekly” garage sales, and the multiple types of sales from the home. Encourage home based businesses and still protect the integrity of residential neighborhoods. The question was raised about sales tax, and Mr. Yearout stated they do not pay a sales tax. *(Dave, I recently went to a “vendor” party and had to pay a sales tax, is it a different type? Exactly what type of taxes are they required to pay?)*

Commissioner Gustafson moved that the Metropolitan Planning Commission set a public hearing on a potential text amendment to the Zoning Regulations of Junction City concerning home occupations and the performance standards and range of activities permitted for home occupations and direct staff to draft suggested amendment and to publish the required notice of public hearing for the next meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item 2. – Commissioner Terms Expiring

Mr. Yearout stated the terms for Chairman Steinfert *(City/County appointee)*, Commissioner Ryan *(City)*, and Commissioner Moyer *(County)* expire next month. He asked if they wished to be considered for reappointment.

Chairman Steinfert stated he would not be seeking reappointment. He stated he has been a board member for a number of years, and is ready to step down. *(In searching the files, staff learned Mr. Steinfert started serving in January of 2000 and has been Chairman since 2006.)* This obviously includes the time prior to the consolidation of the MPC/BZA and City/County agreement to form one Board in June of 2009 as allowed by Kansas Statute.

Commissioner Ryan also politely declined. Mr. Ryan has been a board member since 2009. *(Since the meeting, Mr. Ryan has agreed to be considered for reappointment.)*

Commissioner Moyer indicated he was unsure at the moment but would let Mr. Yearout know as soon as possible. *(In searching the files, staff found that Mr. Moyer has served since November of 2005.)*

8. ADJOURNMENT

There being no further business, Commissioner Gustafson moved to adjourn. Commissioner Moyer seconded the motion and it carried unanimously. Chairman Steinfert declared the meeting adjourned at 9:52 p.m.

ORDINANCE NO. S-3110

AN ORDINANCE RELATING TO REZONING CERTAIN PROPERTIES FROM THE SPECIAL COMMERCIAL DISTRICT (CSP) AND DUPLEX RESIDENTIAL DISTRICT (RD) TO THE MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM), ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application was initiated by the Junction City/Geary County Metropolitan Planning Commission to rezone certain properties within the City of Junction City, Kansas; and,

WHEREAS, proper notice has been given by publication of legal notice and by mailed notice to surrounding property owner in conformance with K.S.A. 12-757; and,

WHEREAS, the Junction City/Geary County Metropolitan Planning Commission held a public hearing on the application on May 10, 2012, and, by a majority vote of members present, recommended the property in question be rezoned;

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. That the properties used residentially that are located on the south side of 8th Street on either side of Eisenhower Street within the City of Junction City, Geary County, Kansas, and described as follows or with the following addresses whose legal descriptions are on file with the City Planning and Zoning Department:

DESCRIPTION:

In the Fay Allen Plat to Junction City, Kansas: All of lots 2, 3, 4, 5, 6, 7, 8, 9 and 10.

In the Westside Addition to Junction City, Kansas: All of lots 11, 12, 13 and 14 north of K-18 Highway (Whitney Road).

ADDRESSES:

609 North Eisenhower; 613 North Eisenhower; 617 North Eisenhower; 933 West 8th Street; and 935 West 8th Street.

be, and the same are, hereby ordered rezoned from its present classifications of Special Commercial District (CSP) and Duplex Residential District (RD) to Multiple Family Residential District (RM) as provided in K.S.A. 12-757.

Section 2. The Zoning Administrator of the City of Junction City, Kansas is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City in his custody and to show the property herein described to be zoned as Multiple Family Residential (RM).

Ordinance No. S-3105

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2012.

PAT LANDES, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK



**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**



STAFF REPORT

May 8, 2012

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: Z-05-02-12 – Request of the Metropolitan Planning Commission to rezone the residentially used properties on the south side of 8th Street on either side of Eisenhower from “CSP” Special Commercial District to “RM” Multiple Family Residential.

This is the request initiated by the Metropolitan Planning Commission to consider the rezoning of the residentially used properties on the south side of 8th Street on either side of Eisenhower from “CSP” Special Commercial District to “RM” Multiple Family Residential. There are 20 individual properties affected by this rezoning. All of the properties are used for single-family homes.

There have been no calls from affected landowners in this area. However, just as before, if a landowner wishes to retain the commercial zoning, they may do so but we will need to identify that parcel.

As has been discussed before, the changes in the requirements for financing single-family homes has been made virtually impossible for most people to obtain conventional financing when the property associated with the single-family home is zoned commercial. The home itself is “grandfathered” and the City has no authority to order it be removed. But in the event the home is destroyed beyond 50% of its value, the City has no authority to issue a building permit for the single-family home to be rebuilt. Just as was done for the homes along 7th Street earlier this year, this action is intended to place these homes in a residential zoning to remove the nonconformity. These homes are also adjacent or near the rezoning initiated by John York on behalf of Sally Jardine last month.

Staff Recommendation: Staff recommends this request to rezone all the residentially used properties on the south side of 8th Street on either side of Eisenhower be recommended for approval for the reasons stated above.

Suggested Motion:

I move that Case No. Z-05-02-12, concerning the request initiated by the Metropolitan Planning Commission to consider the rezoning of the residentially used properties on the south side of 8th Street on either side of Eisenhower from “CSP” Special Commercial District to “RM” Multiple Family Residential be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing.

Backup material for agenda item:

- b. Consideration of Ordinance S-3111 Special Use Permit at 222 Caroline Court for Massage Therapy and Personal Fitness Training. (Final Reading)

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Case No. SUP-05-01-12 – Granting a Special Use Permit for the establishment of a massage therapy and personal fitness training operation at 222 Caroline Court – (S-3111)

Issue: Consideration of request of Audrey Vieux, owner, requesting a Special Use Permit on property zoned “RS” Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Court, Junction City, Kansas. This is a relatively new home in the Michael's Run Addition. These uses are slightly more intensive than what would be permitted as a home occupation. The Special Use Permit allows the City to consider requests such as this in a manner that avoids the potential request to rezone the property to a commercial classification. This ordinance was approved on first reading by the City Commission on June 19, 2012.

Explanation of Issue: The Metropolitan Planning Commission held a public hearing on May 10, 2012, to consider this request. By unanimous vote, the MPC has recommended the rezoning be granted.

Alternatives: In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a Special Use Permit application on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby granting the Special Use Permit.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby granting the Special Use Permit subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and deny the Special Use Permit.

Special Considerations: No one spoke in opposition to this request.

Staff Recommendation: Accept the recommendation of the MPC and approve the final reading of the Ordinance that will grant the Special Use Permit.

Suggested Motion:

Commissioner _____ moved that the recommendation of the Planning Commission be accepted and that Ordinance No. S-3111, an ordinance granting a Special Use Permit to Audrey Vieux, owner, requesting a Special Use Permit on property zoned “RS” Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Court, Junction City, Kansas, be approved on final reading.

Commissioner _____ seconded the motion.

Enclosures:

MPC Minutes of May 10, 2012
Staff Report
Ordinance S-3111

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**May 10, 2012
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Maureen Gustafson
John Moyer
Mike Ryan
Mike Watson
Mike Steinfort

**Members
(Absent)**

Ken Mortensen

Staff

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Chairman Steinfort called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Mortensen.

2. APPROVAL OF MINUTES

Commissioner Gustafson moved to approve the minutes of the April 12, 2012, meeting as written. Commissioner Dibben seconded the motion and it passed unanimously.

3. OLD BUSINESS - None

4. NEW BUSINESS

Item No. 1 – Case No. Z-05-01-12 - Public Hearing to Rezone from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted.

Chairman Steinfort opened the public hearing on the application of Ron and Rebecca Bramlage, owners, requesting to rezone the property at the northwest corner of Ash Street and Eisenhower Street from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted District and asked for the staff report.

Mr. Yearout stated this property has been zoned “CR” for many years. This classification is the most restrictive of the commercial zones, with only eight permitted uses and two by conditional use permit. The “CSR” district is the one of the broadest classification that lists 54 different permitted uses; along with another 9 by conditional use permit. The neighborhood is dominated by single-family residential uses zoned either “RS” or “RG”, which is restricted to single-family homes. The hospital is zoned “RS” and all the “office uses” to the west are zoned “CR”. The property on the northeast corner of Eisenhower and Ash is zoned “CSR”; however it is developed as a dental office and a relatively small lot. The current use as a dental office is allowed in the “CR” district.

The existing building was established a year ago as a spec building and a portion has been occupied. To the west is another pad for a future building at a lower level. The request for the "CSR" district is to broaden the potential for tenants in the building.

Mr. Yearout stated it is the opinion of staff that this property is properly zoned. The uses to which it is restricted are sufficient to allow the development of the property; it just may take longer than the owner wishes. As previously stated, the area is dominated by residential uses; but because of the hospital, low impact commercial development has continued without any undue burdens on the infrastructure of the City or any harm to the uses established. For these reasons, staff is recommending that the request to rezone to the "CSR" district be denied. Mr. Yearout stated that the owner did receive a copy of the staff report.

Mr. Yearout informed the Commission they have three options available in making a recommendation to the City Commission. The Commission may recommend approval of the application as submitted; it may recommend denial of the application as submitted; or it may recommend a change to a more restrictive classification than requested. As explained in more detail in the staff report, the Commission could opt to recommend the "CN", Neighborhood Commercial, "CS" Service Commercial, or the "CSP" Special Commercial districts. This option is always available any time there is a request for a rezoning.

Commissioner Gustafson asked what was allowed in the three Zoning Districts staff has identified. Mr. Yearout stated there were 18 uses by right and 4 uses by Conditional Use Permit in the "CN" district; 43 uses by right and 6 uses by Conditional Use Permit in the "CSP" district; and, 52 uses by right and 12 uses by Conditional Use Permit in the "CS" district. At the request of the Commission, Mr. Yearout read the uses listed in the "CN" district. Several Commissioners and staff engaged in a discussion regarding the differences between the uses in the different classifications.

There being no further questions of staff, Chairman Steinfort opened the hearing for public comment.

Clint Francis, 308 Linden Street, Clifton, KS; stated he works for the Bramlage's. Mr. Bramlage and his attorney are out of town; therefore, Mr. Francis was present as the representative for the applicant. Mr. Francis stated they were surprised about the staff report. There has been little interest in the property for the last five years; therefore, the decision was made to go ahead and build a spec building. Currently there is one tenant and they feel they have not had much success in getting the other spaces filled due to the use limitations of the current zoning.

The property across Eisenhower Street is zoned "CSR" and has been that way for some time and nothing detrimental has happened to the neighborhood. The "CSR" zone would allow more use options and the owners could use their good judgment to get tenants. The traffic count is not high enough to attract any of the "undesirable" uses.

There are two potential tenants but the uses are not permitted in the "CR" zoning district. One is for a self-service Laundromat like the one on North Washington which would be good for the neighborhood. The other is a carpet warehouse with a showroom. These two uses could be allowed without any negative impact on the surrounding properties. As a negative impact use in the requested "CSR" district, the

staff report states on page 4 , paragraph 3, “sporting goods sale with outside storage . . .”; is incorrect. It should read; “sporting goods sales, *not including* outside storage . . .”.

Mr. Francis concluded by stating that the owner is asking for the zone change to open up the area for more uses. The uses that would be considered detrimental would need a higher traffic count and would not fit into this area.

There being no further public appearances, Chairman Steinfert closed the public hearing.

Mr. Yearout informed the Commission he had received an inquiry call from the Hospital administration; after explanation, no objection was expressed.

Discussion and comments ensued regarding the intended use of a Laundromat would be ideal for the area. If the property were to sell, there are too many allowable uses in the “CSR” district that could be detrimental to the area. The spec building design fits well and enhances the area. This building is located at a busy intersection and eventually appropriate tenants will chose to locate in this area; however, the current owner needs tenants now and the “CN” district would allow a Laundromat and/or carpet store. The fact that the property across the street is zoned “CSR”; however, the current use of a dental office and previous use of a drug store are allowed in the “CR” District. General discussion continued along these lines.

Chairman Steinfert asked if the special use permit option could be done. Mr. Yearout stated that was a possibility; however, a potential tenant usually would not be willing to wait 60 to 90 days before knowing whether it was approved. Mr. Yearout pointed out that each proposed use would be required to go through the public hearing process, which is time consuming.

Commissioner Dibben asked staff’s opinion about recommending the “CN” zone. Mr. Yearout responded that it would more than double the uses but not the full big “laundry list” of undesirable uses. He stated that he struggled a long time whether to recommend denial or the option of the “CN” district. At the staff level it is only a recommendation, both the MPC and the Governing Body have done differently. The economy has been slow for the past few years; but it is improving. Staff understands the desire of the owner to obtain viable tenants. This is a good location with a lot of traffic along Eisenhower and Ash Streets. There is a lot of activity going on in the area. The building is attractive and appropriate uses for the area will happen.

Discussion continued. Commissioner Dibben asked Mr. Francis if the owner would be amenable to accepting the “CN” classification. Mr. Francis stated it would “get them down the road”. He stated they understand the concerns of the community regarding the “CSR” district. He indicated that the special use permit makes everything take too long. The “CN” district would at least allow the owner to proceed with what they have in mind.

There being no further discussion or questions, Chairman Steinfert called for a motion.

Commissioner Gustafson moved that Case No. Z-05-01-12, concerning the request of Ron and Rebecca Bramlage, owner, requesting to rezone from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted District be

amended to “CN” Neighborhood Commercial District for property at the northwest corner of Ash Street and Eisenhower Street, Junction City, Kansas, be recommended for approval by the City Commission based on the information presented at this public hearing. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 2 – Case No. Z-05-02-12 - Public Hearing to rezone from “CSP” Special Commercial District to “RM” Multiple Family Residential District

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to rezone from “CSP” Special Commercial District to “RM” Multiple Family Residential District the residential properties in the vicinity of West 8th Street and Eisenhower Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, in a “nutshell”, this case was initiated by the Commission for the same reasons for the homes along 7th Street earlier this year to place the homes in a residential zoning to remove the nonconformity which virtually makes financing the single-family homes impossible. (*Legal aspects fully set out in the staff report.*) There are 20 individual properties affected by this rezoning. These homes are adjacent or near the rezoning initiated by John York on behalf of Sally Jardine last month (Case No. Z-04-01-12) to facilitate sale of the property.

Since the staff report, one call was received; after explanation, no objection was made. However, just as before, if a landowner wishes to retain the commercial zoning they may. To date, there has been no such request. Mr. Yearout stated that staff is recommending approval of the rezoning.

There being no questions of staff, Chairman Steinfort opened the hearing for public comments. There being no appearances, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. Z-05-02-12, initiated by the Metropolitan Planning Commission to consider the rezoning of the residentially used properties on the south side of 8th Street on either side of Eisenhower Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 3 – Case No. VC-05-01-12 - Public Hearing for Vacation of a Portion of a Platted Utility Easement, Junction City, Kansas.

Chairman Steinfort opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, LC, owners, requesting the vacation of a portion of the platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated the owner wishes to vacate the south 10 feet of the 20-foot easement because all the utilities are installed in the northern 10 feet of the easement and there is also a 10-foot easement along Lots 2 through 13 of Block 4, which abuts the apartment lot on the north side. This effectively establishes a 30-foot easement.

Mr. Yearout briefly reviewed the information set out in depth in the staff report regarding the history of the Hickory Hills plat, Kansas Statutes regarding vacations, and the existing 30' utility easement. The 30' utility easement is over and above the Subdivision Regulations governing the establishment and design of plats. Staff has received comments from some of the utility companies indicating they do not oppose the vacation. The City has confirmed no water or sewer lines and the applicant indicates there are no existing utilities in the portion of the easement to be vacated. Therefore, based on the fact the public will suffer no loss or inconvenience and no private rights will be injured or endangered, staff is recommending approval of the vacation.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, stated the applicant is wishing to install a retaining wall based on grading issues. The desired retaining wall will be within the area proposed for vacation. If the easement were to remain in place, any utility company would have the right to push it out. As previously stated by staff, there are no utilities in this area and no foreseen reason for this 10' portion of the 20' dedicated easement to remain in place.

Chairman Steinfert asked about the water lines relative to required fire hydrants; whether they came from the parking lot or behind the units. Mr. Osbourn stated they are located in the parking lot area. Mr. Yearout and Mr. Osbourn both confirmed the area to be vacated was not necessary for any required installation of fire hydrants or water lines.

There being no further appearances, comments or questions, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. VC-05-01-12, the request of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, L.C., by A&S/HHC, LLC, its manager, requesting the vacation of the south ten (10) feet of the twenty (20) foot platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition to Junction City, Kansas, and described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas. Commissioner Moyer seconded the motion and it passed unanimously.

Item No. 4 – Case No. VC-05-02-12 - Public Hearing for Vacation of a Platted Cross Access Easement, Junction City, Kansas.

Chairman Steinfert opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of James Sampson, owner, requesting the vacation of the platted cross access easement on Lot 3, Block 1, Sampson 2nd Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that when the Planning Commission considered this plat in the fall of 2010, the applicants were asked to establish a Cross Access easement in anticipation of the development of more restaurants and to assure access to the parking lot at Holiday Inn Express. Since that time, the area has significantly developed as anticipated and the Cross Access easement has indeed assisted in the traffic flow for East Street and Chestnut Street. The owner now wishes to relocate the current platted easement; and by separate document, will dedicate a new cross access easement.

Mr. Yearout stated that staff is recommending approval of the vacation request based on the fact that the public will suffer no loss or inconvenience and no private rights will be injured or endangered; subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation is considered.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, representing the applicant stated that all he could say was that "architects like to change things"! The proposed building was enlarged and faced at a different angle. The cross access easement to the Holiday Inn Express will still be there, just slightly relocated.

There being no other appearances or questions of staff, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. VC-05-02-12, the application of Kaw Valley Engineering, agent, on behalf of James D. Sampson, owner, requesting the vacation of the platted cross access easement in Sampson's 2nd Addition to Junction City, Kansas, described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas, subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation. Commissioner Dibben seconded the motion and it passed unanimously.

Item No. 5 – Case No. SUP-05-01-12 Public Hearing requesting a Special Use Permit for massage therapy and personal fitness training, Junction City, Kansas

Chairman Steinfert opened the public hearing on the application of Audrey Vieux, owner, requesting a Special Use Permit for massage therapy and personal fitness training activities at 222 Caroline Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that Ms. Vieux wishes to establish these activities in her home and Staff has determined they do not qualify as a "home occupation"; therefore, the special use permit process was the most reasonable approach for consideration of these uses in a residential district. The only other option would be to request a commercial rezoning which undoubtedly would not be approved. Ms. Vieux has indicated the proposed operation will be located in the basement of her home and has provided pictures and an outline of the personal fitness program.

Our office has received calls from Garry Burges, Steve Roles and Richard Rothfuss, property owners in the notification area. All calls were just asking for clarification and, in the end, there were no objections; which speaks volumes for acceptable uses within a residential setting versus requiring a commercial zone change. Mr. Yearout concluded by stating that staff is recommending approval of the special use permit for reasons outlined in the staff report; subject to the limitation of one sign (*specific guidelines in staff report*).

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Audrey Vieux, 222 Caroline Court, stated she has been doing this for eight years. She is a military wife and it is much easier to work out of her home. They will be stationed here for 2-3 years and then plan to rent the property. Basically, as far as parking goes, there is a double car garage with driveway where clients can park. Ms. Vieux stated all her clients are by appointment only. She does not put her address on the web page, only a phone number. Ms. Vieux stated the fitness training program will not start until she has the necessary equipment, the yard finished and the proper insurance and documentation. No loud music is used. The group sessions will be running around the neighborhood or parks as permitted.

In response to questions from Commissioners, Ms. Vieux stated her group license is for a maximum of 5 per class; classes are 9-10 a.m. MWF and 5-6 p.m. on T & Th; the back yard is fenced because most people do not like to be seen working out; still working on getting the grass in shape; will not have any employees; agreeable to no front yard equipment; plan to rent the property when husband is reassigned; have two toddlers and will not take appointments after 7 p.m.

Commissioners discussed requiring the same type of restrictions that have been applied to the day care homes. The advisability of including no employees and setting a time frame on the Permit were discussed. Mr. Yearout stated he did not discuss a time length with the applicant because it had been assumed the property would be sold when they left. However, in light of the fact the Vieux's intend to retain the property a condition of the Permit could be that it become null and void when Ms. Vieux leaves.

There being no other appearances or questions of staff, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Gustafson moved that Case No. SUP-05-01-12, the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned "RS" Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Court, Junction City, Kansas, be recommended for approval by the City Commission of Junction City subject to the following conditions: 1) one sign (as specified in the staff report); 2) no permanent equipment in the front yard; 3) hours of operation from 7 a.m. to 7 p.m.; 4) fenced area for training purposes; 5) no employees from outside the home; and 6) permit to become null and void if or when applicant no longer resides at 222 Caroline Court; based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 6 – Case No.TA-05-01-12, Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations and the Geary County Zoning Regulations by deleting language referencing Family Day Care Homes and allowing Day Care Homes by right in residential districts, and asked for the staff report.

Mr. Yearout stated that most other communities required all day cares to secure a permit, none was allowed by right. However, because of Ft. Riley this area has many more day cares than other communities do. Now that KDHE has changed its licensing

standards, it no longer has a Family Day Care Home (FDC) category limited to 6 children. The minimum license a provider now receives from KDHE is a maximum of 10 children. As explained in the staff report, the proposed amendment will drop the FDC and allow a Day Care Home (DCH) maximum of 10 children by right in residential areas. Four specific "performance standards" (*set out in the staff report*) will be added for a DCH to be permitted by right.

Mr. Yearout stated that the biggest issue will be the fee. Presently the FDC fee is \$35; and all other child care facilities pay a \$100 fee. Appropriate amendments will be made to other City Code sections dealing with child care.

As the MPC is aware, numerous providers have applied to the Board of Zoning Appeals for a conditional use permit to allow the maximum of 10 children per their KDHE license. It is anticipated there will be some complaints about these changes; however, staff believes it is time to accept the situation and adjust the local policies, rules and regulations to match what is happening with KDHE.

Commissioner Watson commented that the fee of \$100 was not out of line for two different required inspections by City staff. Being a child care provider is a business providing a service to the community and the fee is part of that business' operating expenses.

Chairman Steinfort asked if the proposed amendments would be more in line with KDHE licensing standards. Mr. Yearout stated that it would because the proposal will eliminate the FDC (maximum 6), which does not exist with KDHE; and allow the DCH (maximum of 10) by right with performance standards.

Commissioner Gustafson questioned the hours of operation limitation. She suggested an option of no set hours but based perhaps upon a neighborhood complaint. Mr. Yearout explained the wording is in place to allow drop-off and pick-up outside the general operational hours. If there were a complaint, the set hours provide for enforcement, if needed. Following a brief discussion, it was the consensus of the Commission that the hours are a "guideline".

There being no other appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Watson moved that the proposed amendments to the Junction City and Geary County Zoning Regulations concerning Day Care operations be recommended for adoption by the City Commission of the City of Junction City and the Board of County Commissioners of Geary County. Commissioner Moyer seconded the motion and it passed unanimously.

RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS

Commissioner Ryan moved to recess as the Metropolitan Planning Commission and convene as the Board of Zoning Appeals. Commissioner _____ seconded the motion and it carried unanimously.

5. OLD BUSINESS - None

6. NEW BUSINESS

Item No. 1 – Case No. BZACU-05-01-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfert opened the public hearing on the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that the staff report outlines the guidelines (*which this Board is more than familiar with!*) when considering an application for a conditional use permit. Based on previous cases and the proposed amendment to the Zoning Regulations, staff has come to the conclusion that “consistency” is no longer warranted and; therefore, staff is recommending approval of the conditional use permit subject to the four conditions (*performance standards*) set out in the staff report.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Erin Smith, 1504 Rockledge Court, stated that she was the owner of the All Stars Day Care. She has two nieces and nephews that come after school; therefore the need to increase the maximum number of children allowed by the City Certificate.

Commissioner Gustafson asked Ms. Smith if she accepted the conditions as outlined by staff. Ms. Smith indicated in the affirmative.

There being no further appearances, questions or comments, Chairman Steinfert closed the public hearing and called for a motion

Commissioner Gustafson moved that Case No. BZACU-05-01-12, the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home for a maximum of 10 children in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 2 – Case No. BZACU-05-02-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfert opened the public hearing on the application of Lacey Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the “RG” General Residential District at 413 West Vine Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, here again, the guidelines for consideration of a conditional use permit are outlined in the staff report and that staff is recommending approval subject to the four conditions as listed in the report.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Lacy Landreville, 413 West Vine Street, stated she has two children of her own that count toward the six allowed by the City Certificate. She would like to be able to take care of more children.

In response to questions from Commissioners, Ms. Landreville stated that once the ground settles from a sewer line repair, the rear yard will be again fenced as a play area for the children; and had no problem with the conditions attached to the Permit.

There being no other appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Ryan moved that Case No. BZACU-05-02-12, the application of Lacy Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home in the "RG" General Residential District at 413 West Vine Street, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Moyer seconded the motion and it passed unanimously.

ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION

Commissioner Dibben moved to adjourn as the Board of Zoning Appeals and reconvene as the Metropolitan Planning Commission. Commissioner Watson seconded the motion and it passed unanimously.

7. GENERAL DISCUSSION

Item No. 1a. – General Zoning Text Amendments

Mr. Yearout handed out a staff memo referencing General Zoning Text Amendments. As indicated in the memo, a couple of issues have arisen over the past month that gives pause to potential amendments to the City and County zoning regulations. One being churches and schools; and the other home occupations.

The EDC broached concerns relative to allowable locations for churches. Mr. Yearout stated that churches are allowed by right in all the residential and commercial districts, with the exception of the "CC" (*Central Commercial*) district which requires a conditional use permit; and prohibited in the "CSS" district (*adult entertainment*).

With respect to churches and schools, there is the issue of the required 200-foot separation (*required by City Code*) from any establishment dispensing alcoholic beverages. This occurred within the last year when the Nazarene Church/School located in the old _____ building across from the Napolis restaurant (*South Washington Street*) which has always carried a liquor license. Measuring from doorway to doorway exceeded the 200 feet; however, property line to property line did not. This separation requirement has been rescinded by the Kansas Statutes and ABC licensing requirements.

The proposed Dick Edwards development at I-70 and Hwy 77 is wrapped up in a Tax Increment Financing (TIF) agreement with a portion of the outer parameters available for other development. If a church or school were to locate on that property,

there would be no property or sales tax income to go toward payment of the bonds. If the anticipated income is not forthcoming and the owner defaults, it could go against the City's financial credit rating.

Mr. Yearout stated that staff is recommending that this issue regarding the 200-foot separation requirement and restricting churches and schools by either zoning classification, conditional or special use permits, or some other option be set for *discussion only* at the next meeting. At that time, the MPC can determine whether or not to schedule a public hearing for regulation amendments.

Commissioner Moyer asked if there was any type of recommendation from the EDC. Mr. Yearout stated "no" but they talked about three options: 1) churches should never be restricted; 2) churches should be restricted; and 3) the 200-foot separation issue. This is obviously a sensitive issue, which is one reason staff is recommending a "discussion only" session which may or may not help in determining whether or not any amendments are warranted to the City or County codes.

It was the consensus of the Commission to place this item on the next agenda for discussion.

Item 1b. – General Zoning Text Amendments

Mr. Yearout explained that just recently an individual has inquired about selling firearms from the home. The practice of buying and selling firearms from another state or through the internet requires the recipient to have some sort of federal ATF license. Apparently, the practice is to find a licensed "buyer" to receive the weapon and in turn pass it on to the purchaser. This could have been handled as a special use permit; however, staff believes this type of business transaction does not need to be advertised for various reasons. It would be best if handled as a "home occupation". The current restrictions on "home occupations" clearly restrict sales and distribution of merchandise from the home. But, this technically should prohibit other "sales" operations from the home such as jewelry, Mary Kay, internet sales and many other similar operations that we know exist. This needs to be address so the zoning regulations deal with the reality of what occurs within the community. Staff is suggesting a public hearing be set on a potential text amendment for home occupations.

Discussion ensued among the Commissioners regarding "monthly/weekly" garage sales, and the multiple types of sales from the home. Encourage home based businesses and still protect the integrity of residential neighborhoods. The question was raised about sales tax, and Mr. Yearout stated they do not pay a sales tax. *(Dave, I recently went to a "vendor" party and had to pay a sales tax, is it a different type? Exactly what type of taxes are they required to pay?)*

Commissioner Gustafson moved that the Metropolitan Planning Commission set a public hearing on a potential text amendment to the Zoning Regulations of Junction City concerning home occupations and the performance standards and range of activities permitted for home occupations and direct staff to draft suggested amendment and to publish the required notice of public hearing for the next meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item 2. – Commissioner Terms Expiring

Mr. Yearout stated the terms for Chairman Steinfert (*City/County appointee*), Commissioner Ryan (*City*), and Commissioner Moyer (*County*) expire next month. He asked if they wished to be considered for reappointment.

Chairman Steinfert stated he would not be seeking reappointment. He stated he has been a board member for a number of years, and is ready to step down. (*In searching the files, staff learned Mr. Steinfert started serving in January of 2000 and has been Chairman since 2006.*) This obviously includes the time prior to the consolidation of the MPC/BZA and City/County agreement to form one Board in June of 2009 as allowed by Kansas Statute.

Commissioner Ryan also politely declined. Mr. Ryan has been a board member since 2009. (*Since the meeting, Mr. Ryan has agreed to be considered for reappointment.*)

Commissioner Moyer indicated he was unsure at the moment but would let Mr. Yearout know as soon as possible. (*In searching the files, staff found that Mr. Moyer has served since November of 2005.*)

8. ADJOURNMENT

There being no further business, Commissioner Gustafson moved to adjourn. Commissioner Moyer seconded the motion and it carried unanimously. Chairman Steinfert declared the meeting adjourned at 9:52 p.m.

ORDINANCE NO. S-3111

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE ESTABLISHMENT
OF A MASSAGE THERAPY AND PERSONAL FITNESS TRAINING FACILITY ON CERTAIN
PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by the Audrey Vieux, owner, requesting a Special Use Permit to allow the establishment of a massage therapy and personal fitness training facility on property located at 222 Caroline Court, Junction City, Kansas; and,

WHEREAS, the Metropolitan Planning Commission of Junction City and Geary County conducted a public hearing on Case No. SUP-05-01-12, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on May 10, 2012; and,

WHEREAS, the Metropolitan Planning Commission has recommended that the City Commission of the City of Junction City, Kansas, approve the Special Use Permit to allow the establishment of a massage therapy and personal fitness training facility on property located at 222 Caroline Court, Junction City, Kansas, be approved, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, THAT:

Section 1. The following described property is hereby granted a Special Use Permit to allow the establishment of a massage therapy and personal fitness training facility on property located at 222 Caroline Court, subject to the conditions and restrictions listed herein:

Lot 3, Block 2, A Replat of Michael's Run Addition to Junction City, Geary County, Kansas.

Section 2. The Special Use Permit herein granted shall be subject to the following conditions and restrictions:

- A. No signage shall be permitted except a non-illuminated wall sign no more than one (1) square foot in area, which shall be the same color and contrast in message content as is provided for the street address on the property. (i.e. black lettering against a background of the color of the exterior of the home.).
- B. No permanent equipment shall be placed in the front yard.
- C. The hours of operation shall be 7:00 a.m. to 7:00 p.m..
- D. Outside activity shall be screened with a privacy fence in the rear or side yard area.
- E. No employees outside those living on premise shall be permitted.
- F. This Special Use Permit shall become null and void if or when the applicant no longer resides at this address.

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

3. That this Ordinance shall be in full force and effect from and after its publication once in the official city newspaper.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2012.

PAT LANDES, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK



**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**



STAFF REPORT

May 4, 2012

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: SUP-05-01-12 – Special Use Permit for property zoned “RS” Suburban Residential District to allow massage therapy and dance lessons at 222 Caroline Court, Junction City, Kansas.

Background:

This is the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned “RS” Suburban Residential District to allow massage therapy and dance lessons at 222 Caroline Court, Junction City, Kansas. Ms. Vieux wishes to establish these operations in her home. Staff determined these do not qualify as “home occupations”, therefore the Special Use Permit process was the most reasonable approach to consideration for these uses in a residential district.

The City Zoning Regulations were amended last year in order to accommodate this type of condition through the Special Use Permit process. The Special Use Permit process provides the ability to consider the request for this specific use without resorting to a commercial rezoning, which most likely would not be approved.

Ms. Vieux has provided a “sketch” of the extent of her proposed operation, which will be located in the basement of her home. This is a relatively new home in the Michael’s Run Addition. In staff’s opinion, this will be no more intensive than a barber or beauty shop and should have no significant impact on the neighborhood. Adequate parking is provided on-site, plus there is parking available on street on Caroline.

Staff Recommendation:

Staff recommends the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned “RS” Suburban Residential District to allow massage therapy and dance lessons at 222 Caroline Court, Junction City, Kansas, be recommended for approval, subject to the limitations that no signage be permitted except a non-illuminated wall sign no more than one (1) square foot in area, which shall be the same color and contrast in message

content as is provided for the street address on the property. (i.e. black lettering against a background of the color of the exterior of the home.)

Suggested Motion:

I move that Case No. SUP-05-01-12, the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned “RS” Suburban Residential District to allow massage therapy and dance lessons at 222 Caroline Court, Junction City, Kansas, be recommended for approval by the City Commission of Junction City subject to conditions stated in the staff report, and based on the findings outlined in the staff report and as presented at the public hearing.

Backup material for agenda item:

- c. Consideration of Ordinance G-1113 a Text Amendment to the Junction City Zoning Regulations concerning Day Care operations. (Final Reading)

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: City Commission & Gerry Vernon, City Manager

Subject: Case No. TA-05-01-12 – Text Amendment to the Junction City Zoning Regulations be deleting Family Day Care Homes and Permitting Day Care Homes in Certain Districts – (G-1113)

Issue: Consideration of the case initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations by eliminating the category of Family Day Care Home and making a Day Care Home a permitted use in certain residential districts. The State of Kansas changed its categories for day care operations last year by eliminating the Family Day Care Home, which was limited to no more than 6 children, from the permitting operations. Now all operations based from a home begin as a Day Care Home, licensed up to 10 children. The City maintained the Family Day Care Home category because of the limits on the number of children, but it has become apparent as the operators renew their certificates with the City they wish to expand to a Day Care Home. This amendment eliminates the hearing process through the Board of Zoning Appeals and makes these operations a use by right. A separate ordinance will be prepared to amend the Child Care Code as a later date. This ordinance was approved on first reading by the City Commission on June 19, 2012.

Explanation of Issue: The Metropolitan Planning Commission held a public hearing on May 10, 2012, to consider this request. By unanimous vote, the MPC has recommended the rezoning be granted.

Alternatives: In accordance with K.S.A. 12-757, the City Commission has the following alternatives for a text amendment on first appearance:

1. To accept the recommendation of the MPC and approve the Ordinance, thereby amending the Zoning Regulations.
2. Modify the recommendation of the Planning Commission by a 2/3 majority vote and approve the Ordinance as so modified, thereby amending the Zoning Regulations subject to said changes.
3. Return the recommendation to the Planning Commission for further consideration, specifying the items, concerns or issues with said recommendation.
4. Disapprove the recommendation of the Planning Commission by a 2/3 majority vote and not amend the Zoning Regulations.

Special Considerations: No one spoke in favor or in opposition to the proposed change.

Staff Recommendation: Accept the recommendation of the MPC and approve the final reading of the Ordinance, thereby amending the Junction City Zoning Regulations.

Suggested Motion:

Commissioner _____ moved that the recommendation of the Planning Commission be accepted and that Ordinance No. G-1113, an ordinance amending the Junction City Zoning Regulations, be approved on final reading.

Commissioner _____ seconded the motion.

Enclosures:

MPC Minutes of May 10, 2012
Staff Report
Ordinance G-1113

ORDINANCE NO. G-1113

AN ORDINANCE AMENDING TITLE IV. LAND USE, CHAPTER 400: ZONING – GENERAL PROVISIONS, ARTICLE I, TITLE- INTENT AND PURPOSE - DEFINITIONS, SECTION 400.030, DEFINITIONS; ARTICLE V, MISCELLANEOUS REQUIREMENTS; AND CHAPTER 405: DISTRICT REGULATIONS; ARTICLE I, RESIDENTIAL DISTRICTS, SECTION 405.010 “RS” SUBURBAN RESIDENTIAL DISTRICT, SECTION 405.020 “RG” GENERAL RESIDENTIAL DISTRICT 405.030 “RD” DUPLEX RESIDENTIAL DISTRICT, AND SECTION 405.040 “RM” MULTIPLE-FAMILY RESIDENTIAL DISTRICT OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, the Junction City – Geary County Metropolitan Planning Commission did on May 10, 2012, conduct a public hearing on the proposed amendments to the Junction City Zoning Regulations pertaining to amending certain sections of said Zoning Regulations regarding day care operations; and,

WHEREAS, this City Commission has reviewed the record of said Metropolitan Planning Commission meeting and thoroughly discussed the recommendation made therein.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Section 400.030, DEFINITIONS, is hereby amended by deleting the term “FAMILY DAY CARE HOME”.

Section 2. Section 400.335, DAY CARE HOME PERFORMANCE STANDARDS, is hereby added as follows:

1. The only signage permitted shall be a non-illuminated wall sign no more than one (1) square foot in area, which shall be the same color and contrast in message content as is provided for the street address on the property. (i.e. black lettering against a background of the color of the exterior of the home.)
2. No outside play equipment shall be placed in the front yard area of the property.
3. The Day Care Home shall have general operating hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, provided that drop-off's and pick-up's may occur outside these hours when conditions warrant due to needs of the clients.
4. All outside play areas shall be fenced.

Section 3. Section 405.010, “RS” SUBURBAN RESIDENTIAL DISTRICT, existing section B.3. and C.3. are hereby repealed and new paragraphs B.3. and C.3. are adopted to read as follows:

B. *Permitted Uses.*

3. Day care home.

C. *Conditional Uses.*

3. Child care center and group day care home.

Section 4. Section 405.020, “RG” GENERAL RESIDENTIAL DISTRICT, existing section B.2. and C.2. are hereby repealed and new paragraphs B.2. and C.2. are adopted to read as follows:

B. *Permitted Uses.*

2. Day care home.

C. *Conditional Uses.*

2. Child care center and group day care home.

Section 5. Section 405.030, “RD” DUPLEX RESIDENTIAL DISTRICT, existing section B.2. and C.1. are hereby repealed and new paragraphs B.2. and C.1. are adopted to read as follows:

B. *Permitted Uses.*

2. Day care home.

C. *Conditional Uses.*

1. Child care center and group day care home.

Section 6. Section 405.040, “RM” MULTIPLE-FAMILY RESIDENTIAL DISTRICT, existing section B.3., C.1. and F. are hereby repealed and new paragraphs B.3., C.1. and F. are adopted to read as follows:

B. *Permitted Uses.*

3. Day care home.

C. *Conditional Uses.*

1. Child care center and group day care home.

F. *Day Care Exceptions.* Day care homes shall only be permitted in single-family and two-family dwellings. At no time shall a day care home be permitted in any multiple-family dwelling.

Section 7. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2012.

PAT LANDES, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

MINUTES

**May 10, 2012
7:00 p.m.**

**Members
(Present)**

Brandon Dibben
Maureen Gustafson
John Moyer
Mike Ryan
Mike Watson
Mike Steinfort

**Members
(Absent)**

Ken Mortensen

Staff

David Yearout
Shari Lenhart

1. CALL TO ORDER & ROLL CALL

Chairman Steinfort called the meeting to order at 7:00 p.m. and noted all members present except Commissioner Mortensen.

2. APPROVAL OF MINUTES

Commissioner Gustafson moved to approve the minutes of the April 12, 2012, meeting as written. Commissioner Dibben seconded the motion and it passed unanimously.

3. OLD BUSINESS - None

4. NEW BUSINESS

Item No. 1 – Case No. Z-05-01-12 - Public Hearing to Rezone from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted.

Chairman Steinfort opened the public hearing on the application of Ron and Rebecca Bramlage, owners, requesting to rezone the property at the northwest corner of Ash Street and Eisenhower Street from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted District and asked for the staff report.

Mr. Yearout stated this property has been zoned “CR” for many years. This classification is the most restrictive of the commercial zones, with only eight permitted uses and two by conditional use permit. The “CSR” district is the one of the broadest classification that lists 54 different permitted uses; along with another 9 by conditional use permit. The neighborhood is dominated by single-family residential uses zoned either “RS” or “RG”, which is restricted to single-family homes. The hospital is zoned “RS” and all the “office uses” to the west are zoned “CR”. The property on the northeast corner of Eisenhower and Ash is zoned “CSR”; however it is developed as a dental office and a relatively small lot. The current use as a dental office is allowed in the “CR” district.

The existing building was established a year ago as a spec building and a portion has been occupied. To the west is another pad for a future building at a lower level. The request for the "CSR" district is to broaden the potential for tenants in the building.

Mr. Yearout stated it is the opinion of staff that this property is properly zoned. The uses to which it is restricted are sufficient to allow the development of the property; it just may take longer than the owner wishes. As previously stated, the area is dominated by residential uses; but because of the hospital, low impact commercial development has continued without any undue burdens on the infrastructure of the City or any harm to the uses established. For these reasons, staff is recommending that the request to rezone to the "CSR" district be denied. Mr. Yearout stated that the owner did receive a copy of the staff report.

Mr. Yearout informed the Commission they have three options available in making a recommendation to the City Commission. The Commission may recommend approval of the application as submitted; it may recommend denial of the application as submitted; or it may recommend a change to a more restrictive classification than requested. As explained in more detail in the staff report, the Commission could opt to recommend the "CN", Neighborhood Commercial, "CS" Service Commercial, or the "CSP" Special Commercial districts. This option is always available any time there is a request for a rezoning.

Commissioner Gustafson asked what was allowed in the three Zoning Districts staff has identified. Mr. Yearout stated there were 18 uses by right and 4 uses by Conditional Use Permit in the "CN" district; 43 uses by right and 6 uses by Conditional Use Permit in the "CSP" district; and, 52 uses by right and 12 uses by Conditional Use Permit in the "CS" district. At the request of the Commission, Mr. Yearout read the uses listed in the "CN" district. Several Commissioners and staff engaged in a discussion regarding the differences between the uses in the different classifications.

There being no further questions of staff, Chairman Steinfort opened the hearing for public comment.

Clint Francis, 308 Linden Street, Clifton, KS; stated he works for the Bramlage's. Mr. Bramlage and his attorney are out of town; therefore, Mr. Francis was present as the representative for the applicant. Mr. Francis stated they were surprised about the staff report. There has been little interest in the property for the last five years; therefore, the decision was made to go ahead and build a spec building. Currently there is one tenant and they feel they have not had much success in getting the other spaces filled due to the use limitations of the current zoning.

The property across Eisenhower Street is zoned "CSR" and has been that way for some time and nothing detrimental has happened to the neighborhood. The "CSR" zone would allow more use options and the owners could use their good judgment to get tenants. The traffic count is not high enough to attract any of the "undesirable" uses.

There are two potential tenants but the uses are not permitted in the "CR" zoning district. One is for a self-service Laundromat like the one on North Washington which would be good for the neighborhood. The other is a carpet warehouse with a showroom. These two uses could be allowed without any negative impact on the surrounding properties. As a negative impact use in the requested "CSR" district, the

staff report states on page 4 , paragraph 3, “sporting goods sale with outside storage . . .”; is incorrect. It should read; “sporting goods sales, *not including* outside storage . . .”.

Mr. Francis concluded by stating that the owner is asking for the zone change to open up the area for more uses. The uses that would be considered detrimental would need a higher traffic count and would not fit into this area.

There being no further public appearances, Chairman Steinfert closed the public hearing.

Mr. Yearout informed the Commission he had received an inquiry call from the Hospital administration; after explanation, no objection was expressed.

Discussion and comments ensued regarding the intended use of a Laundromat would be ideal for the area. If the property were to sell, there are too many allowable uses in the “CSR” district that could be detrimental to the area. The spec building design fits well and enhances the area. This building is located at a busy intersection and eventually appropriate tenants will chose to locate in this area; however, the current owner needs tenants now and the “CN” district would allow a Laundromat and/or carpet store. The fact that the property across the street is zoned “CSR”; however, the current use of a dental office and previous use of a drug store are allowed in the “CR” District. General discussion continued along these lines.

Chairman Steinfert asked if the special use permit option could be done. Mr. Yearout stated that was a possibility; however, a potential tenant usually would not be willing to wait 60 to 90 days before knowing whether it was approved. Mr. Yearout pointed out that each proposed use would be required to go through the public hearing process, which is time consuming.

Commissioner Dibben asked staff’s opinion about recommending the “CN” zone. Mr. Yearout responded that it would more than double the uses but not the full big “laundry list” of undesirable uses. He stated that he struggled a long time whether to recommend denial or the option of the “CN” district. At the staff level it is only a recommendation, both the MPC and the Governing Body have done differently. The economy has been slow for the past few years; but it is improving. Staff understands the desire of the owner to obtain viable tenants. This is a good location with a lot of traffic along Eisenhower and Ash Streets. There is a lot of activity going on in the area. The building is attractive and appropriate uses for the area will happen.

Discussion continued. Commissioner Dibben asked Mr. Francis if the owner would be amenable to accepting the “CN” classification. Mr. Francis stated it would “get them down the road”. He stated they understand the concerns of the community regarding the “CSR” district. He indicated that the special use permit makes everything take too long. The “CN” district would at least allow the owner to proceed with what they have in mind.

There being no further discussion or questions, Chairman Steinfert called for a motion.

Commissioner Gustafson moved that Case No. Z-05-01-12, concerning the request of Ron and Rebecca Bramlage, owner, requesting to rezone from “CR” Restricted Commercial District to “CSR” Service Commercial Restricted District be

amended to “CN” Neighborhood Commercial District for property at the northwest corner of Ash Street and Eisenhower Street, Junction City, Kansas, be recommended for approval by the City Commission based on the information presented at this public hearing. Commissioner Moyer seconded the motion and it carried unanimously.

Item No. 2 – Case No. Z-05-02-12 - Public Hearing to rezone from “CSP” Special Commercial District to “RM” Multiple Family Residential District

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to rezone from “CSP” Special Commercial District to “RM” Multiple Family Residential District the residential properties in the vicinity of West 8th Street and Eisenhower Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, in a “nutshell”, this case was initiated by the Commission for the same reasons for the homes along 7th Street earlier this year to place the homes in a residential zoning to remove the nonconformity which virtually makes financing the single-family homes impossible. (*Legal aspects fully set out in the staff report.*) There are 20 individual properties affected by this rezoning. These homes are adjacent or near the rezoning initiated by John York on behalf of Sally Jardine last month (Case No. Z-04-01-12) to facilitate sale of the property.

Since the staff report, one call was received; after explanation, no objection was made. However, just as before, if a landowner wishes to retain the commercial zoning they may. To date, there has been no such request. Mr. Yearout stated that staff is recommending approval of the rezoning.

There being no questions of staff, Chairman Steinfort opened the hearing for public comments. There being no appearances, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. Z-05-02-12, initiated by the Metropolitan Planning Commission to consider the rezoning of the residentially used properties on the south side of 8th Street on either side of Eisenhower Street from “CSP” Special Commercial District to “RM” Multiple Family Residential District be recommended for approval by the City Commission based on the reasoning stated in the staff report and as presented at this public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 3 – Case No. VC-05-01-12 - Public Hearing for Vacation of a Portion of a Platted Utility Easement, Junction City, Kansas.

Chairman Steinfort opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, LC, owners, requesting the vacation of a portion of the platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated the owner wishes to vacate the south 10 feet of the 20-foot easement because all the utilities are installed in the northern 10 feet of the easement and there is also a 10-foot easement along Lots 2 through 13 of Block 4, which abuts the apartment lot on the north side. This effectively establishes a 30-foot easement.

Mr. Yearout briefly reviewed the information set out in depth in the staff report regarding the history of the Hickory Hills plat, Kansas Statutes regarding vacations, and the existing 30' utility easement. The 30' utility easement is over and above the Subdivision Regulations governing the establishment and design of plats. Staff has received comments from some of the utility companies indicating they do not oppose the vacation. The City has confirmed no water or sewer lines and the applicant indicates there are no existing utilities in the portion of the easement to be vacated. Therefore, based on the fact the public will suffer no loss or inconvenience and no private rights will be injured or endangered, staff is recommending approval of the vacation.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, stated the applicant is wishing to install a retaining wall based on grading issues. The desired retaining wall will be within the area proposed for vacation. If the easement were to remain in place, any utility company would have the right to push it out. As previously stated by staff, there are no utilities in this area and no foreseen reason for this 10' portion of the 20' dedicated easement to remain in place.

Chairman Steinfert asked about the water lines relative to required fire hydrants; whether they came from the parking lot or behind the units. Mr. Osbourn stated they are located in the parking lot area. Mr. Yearout and Mr. Osbourn both confirmed the area to be vacated was not necessary for any required installation of fire hydrants or water lines.

There being no further appearances, comments or questions, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Watson moved that Case No. VC-05-01-12, the request of Kaw Valley Engineering, agent, on behalf of Hickory Hills Residences I, L.C., by A&S/HHC, LLC, its manager, requesting the vacation of the south ten (10) feet of the twenty (20) foot platted utility easement on the north side of Lot 1, Block 4, Hickory Hill Addition to Junction City, Kansas, and described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas. Commissioner Moyer seconded the motion and it passed unanimously.

Item No. 4 – Case No. VC-05-02-12 - Public Hearing for Vacation of a Platted Cross Access Easement, Junction City, Kansas.

Chairman Steinfert opened the public hearing on the application of Kaw Valley Engineering, agent, on behalf of James Sampson, owner, requesting the vacation of the platted cross access easement on Lot 3, Block 1, Sampson 2nd Addition, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that when the Planning Commission considered this plat in the fall of 2010, the applicants were asked to establish a Cross Access easement in anticipation of the development of more restaurants and to assure access to the parking lot at Holiday Inn Express. Since that time, the area has significantly developed as anticipated and the Cross Access easement has indeed assisted in the traffic flow for East Street and Chestnut Street. The owner now wishes to relocate the current platted easement; and by separate document, will dedicate a new cross access easement.

Mr. Yearout stated that staff is recommending approval of the vacation request based on the fact that the public will suffer no loss or inconvenience and no private rights will be injured or endangered; subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation is considered.

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Leon Osbourn, Kaw Valley Engineering, representing the applicant stated that all he could say was that "architects like to change things"! The proposed building was enlarged and faced at a different angle. The cross access easement to the Holiday Inn Express will still be there, just slightly relocated.

There being no other appearances or questions of staff, Chairman Steinfert closed the public hearing and called for a motion.

Commissioner Moyer moved that Case No. VC-05-02-12, the application of Kaw Valley Engineering, agent, on behalf of James D. Sampson, owner, requesting the vacation of the platted cross access easement in Sampson's 2nd Addition to Junction City, Kansas, described in the petition for vacation be recommended for approval to the City Commission of Junction City, Kansas, subject to the presentation of the dedication of a new cross access easement for approval at the same meeting as the vacation. Commissioner Dibben seconded the motion and it passed unanimously.

Item No. 5 – Case No. SUP-05-01-12 Public Hearing requesting a Special Use Permit for massage therapy and personal fitness training, Junction City, Kansas

Chairman Steinfert opened the public hearing on the application of Audrey Vieux, owner, requesting a Special Use Permit for massage therapy and personal fitness training activities at 222 Caroline Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that Ms. Vieux wishes to establish these activities in her home and Staff has determined they do not qualify as a "home occupation"; therefore, the special use permit process was the most reasonable approach for consideration of these uses in a residential district. The only other option would be to request a commercial rezoning which undoubtedly would not be approved. Ms. Vieux has indicated the proposed operation will be located in the basement of her home and has provided pictures and an outline of the personal fitness program.

Our office has received calls from Garry Burges, Steve Roles and Richard Rothfuss, property owners in the notification area. All calls were just asking for clarification and, in the end, there were no objections; which speaks volumes for acceptable uses within a residential setting versus requiring a commercial zone change. Mr. Yearout concluded by stating that staff is recommending approval of the special use permit for reasons outlined in the staff report; subject to the limitation of one sign (*specific guidelines in staff report*).

There being no questions of staff, Chairman Steinfert opened the hearing for public comment.

Audrey Vieux, 222 Caroline Court, stated she has been doing this for eight years. She is a military wife and it is much easier to work out of her home. They will be stationed here for 2-3 years and then plan to rent the property. Basically, as far as parking goes, there is a double car garage with driveway where clients can park. Ms. Vieux stated all her clients are by appointment only. She does not put her address on the web page, only a phone number. Ms. Vieux stated the fitness training program will not start until she has the necessary equipment, the yard finished and the proper insurance and documentation. No loud music is used. The group sessions will be running around the neighborhood or parks as permitted.

In response to questions from Commissioners, Ms. Vieux stated her group license is for a maximum of 5 per class; classes are 9-10 a.m. MWF and 5-6 p.m. on T & Th; the back yard is fenced because most people do not like to be seen working out; still working on getting the grass in shape; will not have any employees; agreeable to no front yard equipment; plan to rent the property when husband is reassigned; have two toddlers and will not take appointments after 7 p.m.

Commissioners discussed requiring the same type of restrictions that have been applied to the day care homes. The advisability of including no employees and setting a time frame on the Permit were discussed. Mr. Yearout stated he did not discuss a time length with the applicant because it had been assumed the property would be sold when they left. However, in light of the fact the Vieux's intend to retain the property a condition of the Permit could be that it become null and void when Ms. Vieux leaves.

There being no other appearances or questions of staff, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Gustafson moved that Case No. SUP-05-01-12, the application of Audrey Vieux, owner, requesting a Special Use Permit on property zoned "RS" Suburban Residential District to allow massage therapy and personal fitness training at 222 Caroline Court, Junction City, Kansas, be recommended for approval by the City Commission of Junction City subject to the following conditions: 1) one sign (as specified in the staff report); 2) no permanent equipment in the front yard; 3) hours of operation from 7 a.m. to 7 p.m.; 4) fenced area for training purposes; 5) no employees from outside the home; and 6) permit to become null and void if or when applicant no longer resides at 222 Caroline Court; based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it carried unanimously.

Item No. 6 – Case No.TA-05-01-12, Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.

Chairman Steinfort opened the public hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations and the Geary County Zoning Regulations by deleting language referencing Family Day Care Homes and allowing Day Care Homes by right in residential districts, and asked for the staff report.

Mr. Yearout stated that most other communities required all day cares to secure a permit, none was allowed by right. However, because of Ft. Riley this area has many more day cares than other communities do. Now that KDHE has changed its licensing

standards, it no longer has a Family Day Care Home (FDC) category limited to 6 children. The minimum license a provider now receives from KDHE is a maximum of 10 children. As explained in the staff report, the proposed amendment will drop the FDC and allow a Day Care Home (DCH) maximum of 10 children by right in residential areas. Four specific "performance standards" (*set out in the staff report*) will be added for a DCH to be permitted by right.

Mr. Yearout stated that the biggest issue will be the fee. Presently the FDC fee is \$35; and all other child care facilities pay a \$100 fee. Appropriate amendments will be made to other City Code sections dealing with child care.

As the MPC is aware, numerous providers have applied to the Board of Zoning Appeals for a conditional use permit to allow the maximum of 10 children per their KDHE license. It is anticipated there will be some complaints about these changes; however, staff believes it is time to accept the situation and adjust the local policies, rules and regulations to match what is happening with KDHE.

Commissioner Watson commented that the fee of \$100 was not out of line for two different required inspections by City staff. Being a child care provider is a business providing a service to the community and the fee is part of that business' operating expenses.

Chairman Steinfort asked if the proposed amendments would be more in line with KDHE licensing standards. Mr. Yearout stated that it would because the proposal will eliminate the FDC (maximum 6), which does not exist with KDHE; and allow the DCH (maximum of 10) by right with performance standards.

Commissioner Gustafson questioned the hours of operation limitation. She suggested an option of no set hours but based perhaps upon a neighborhood complaint. Mr. Yearout explained the wording is in place to allow drop-off and pick-up outside the general operational hours. If there were a complaint, the set hours provide for enforcement, if needed. Following a brief discussion, it was the consensus of the Commission that the hours are a "guideline".

There being no other appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Watson moved that the proposed amendments to the Junction City and Geary County Zoning Regulations concerning Day Care operations be recommended for adoption by the City Commission of the City of Junction City and the Board of County Commissioners of Geary County. Commissioner Moyer seconded the motion and it passed unanimously.

RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS

Commissioner Ryan moved to recess as the Metropolitan Planning Commission and convene as the Board of Zoning Appeals. Commissioner _____ seconded the motion and it carried unanimously.

5. OLD BUSINESS - None

6. NEW BUSINESS

Item No. 1 – Case No. BZACU-05-01-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfort opened the public hearing on the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated that the staff report outlines the guidelines (*which this Board is more than familiar with!*) when considering an application for a conditional use permit. Based on previous cases and the proposed amendment to the Zoning Regulations, staff has come to the conclusion that “consistency” is no longer warranted and; therefore, staff is recommending approval of the conditional use permit subject to the four conditions (*performance standards*) set out in the staff report.

There being no questions of staff, Chairman Steinfort opened the hearing for public comment.

Erin Smith, 1504 Rockledge Court, stated that she was the owner of the All Stars Day Care. She has two nieces and nephews that come after school; therefore the need to increase the maximum number of children allowed by the City Certificate.

Commissioner Gustafson asked Ms. Smith if she accepted the conditions as outlined by staff. Ms. Smith indicated in the affirmative.

There being no further appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion

Commissioner Gustafson moved that Case No. BZACU-05-01-12, the application of Erin Smith, owner, requesting a Conditional Use Permit to operate a Day Care Home for a maximum of 10 children in the “RG” General Residential District at 1504 Rockledge Court, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Ryan seconded the motion and it passed unanimously.

Item No. 2 – Case No. BZACU-05-02-12 - Public Hearing for Conditional Use Permit to operate a Day Care Home.

Chairman Steinfort opened the public hearing on the application of Lacey Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home (maximum of 10 children) in the “RG” General Residential District at 413 West Vine Street, Junction City, Kansas, and asked for the staff report.

Mr. Yearout stated, here again, the guidelines for consideration of a conditional use permit are outlined in the staff report and that staff is recommending approval subject to the four conditions as listed in the report.

There being no questions of staff, Chairman Steinfort opened the hearing for public comment.

Lacy Landreville, 413 West Vine Street, stated she has two children of her own that count toward the six allowed by the City Certificate. She would like to be able to take care of more children.

In response to questions from Commissioners, Ms. Landreville stated that once the ground settles from a sewer line repair, the rear yard will be again fenced as a play area for the children; and had no problem with the conditions attached to the Permit.

There being no other appearances, questions or comments, Chairman Steinfort closed the public hearing and called for a motion.

Commissioner Ryan moved that Case No. BZACU-05-02-12, the application of Lacy Landreville, owner, requesting a Conditional Use Permit to operate a Day Care Home in the "RG" General Residential District at 413 West Vine Street, Junction City, Kansas, be approved subject to the conditions listed in the staff report and based on the findings outlined in the staff report and as presented at the public hearing. Commissioner Moyer seconded the motion and it passed unanimously.

ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION

Commissioner Dibben moved to adjourn as the Board of Zoning Appeals and reconvene as the Metropolitan Planning Commission. Commissioner Watson seconded the motion and it passed unanimously.

7. GENERAL DISCUSSION

Item No. 1a. – General Zoning Text Amendments

Mr. Yearout handed out a staff memo referencing General Zoning Text Amendments. As indicated in the memo, a couple of issues have arisen over the past month that gives pause to potential amendments to the City and County zoning regulations. One being churches and schools; and the other home occupations.

The EDC broached concerns relative to allowable locations for churches. Mr. Yearout stated that churches are allowed by right in all the residential and commercial districts, with the exception of the "CC" (*Central Commercial*) district which requires a conditional use permit; and prohibited in the "CSS" district (*adult entertainment*).

With respect to churches and schools, there is the issue of the required 200-foot separation (*required by City Code*) from any establishment dispensing alcoholic beverages. This occurred within the last year when the Nazarene Church/School located in the old _____ building across from the Napolis restaurant (*South Washington Street*) which has always carried a liquor license. Measuring from doorway to doorway exceeded the 200 feet; however, property line to property line did not. This separation requirement has been rescinded by the Kansas Statutes and ABC licensing requirements.

The proposed Dick Edwards development at I-70 and Hwy 77 is wrapped up in a Tax Increment Financing (TIF) agreement with a portion of the outer parameters available for other development. If a church or school were to locate on that property,

there would be no property or sales tax income to go toward payment of the bonds. If the anticipated income is not forthcoming and the owner defaults, it could go against the City's financial credit rating.

Mr. Yearout stated that staff is recommending that this issue regarding the 200-foot separation requirement and restricting churches and schools by either zoning classification, conditional or special use permits, or some other option be set for *discussion only* at the next meeting. At that time, the MPC can determine whether or not to schedule a public hearing for regulation amendments.

Commissioner Moyer asked if there was any type of recommendation from the EDC. Mr. Yearout stated "no" but they talked about three options: 1) churches should never be restricted; 2) churches should be restricted; and 3) the 200-foot separation issue. This is obviously a sensitive issue, which is one reason staff is recommending a "discussion only" session which may or may not help in determining whether or not any amendments are warranted to the City or County codes.

It was the consensus of the Commission to place this item on the next agenda for discussion.

Item 1b. – General Zoning Text Amendments

Mr. Yearout explained that just recently an individual has inquired about selling firearms from the home. The practice of buying and selling firearms from another state or through the internet requires the recipient to have some sort of federal ATF license. Apparently, the practice is to find a licensed "buyer" to receive the weapon and in turn pass it on to the purchaser. This could have been handled as a special use permit; however, staff believes this type of business transaction does not need to be advertised for various reasons. It would be best if handled as a "home occupation". The current restrictions on "home occupations" clearly restrict sales and distribution of merchandise from the home. But, this technically should prohibit other "sales" operations from the home such as jewelry, Mary Kay, internet sales and many other similar operations that we know exist. This needs to be address so the zoning regulations deal with the reality of what occurs within the community. Staff is suggesting a public hearing be set on a potential text amendment for home occupations.

Discussion ensued among the Commissioners regarding "monthly/weekly" garage sales, and the multiple types of sales from the home. Encourage home based businesses and still protect the integrity of residential neighborhoods. The question was raised about sales tax, and Mr. Yearout stated they do not pay a sales tax. *(Dave, I recently went to a "vendor" party and had to pay a sales tax, is it a different type? Exactly what type of taxes are they required to pay?)*

Commissioner Gustafson moved that the Metropolitan Planning Commission set a public hearing on a potential text amendment to the Zoning Regulations of Junction City concerning home occupations and the performance standards and range of activities permitted for home occupations and direct staff to draft suggested amendment and to publish the required notice of public hearing for the next meeting. Commissioner Moyer seconded the motion and it carried unanimously.

Item 2. – Commissioner Terms Expiring

Mr. Yearout stated the terms for Chairman Steinfert (*City/County appointee*), Commissioner Ryan (*City*), and Commissioner Moyer (*County*) expire next month. He asked if they wished to be considered for reappointment.

Chairman Steinfert stated he would not be seeking reappointment. He stated he has been a board member for a number of years, and is ready to step down. (*In searching the files, staff learned Mr. Steinfert started serving in January of 2000 and has been Chairman since 2006.*) This obviously includes the time prior to the consolidation of the MPC/BZA and City/County agreement to form one Board in June of 2009 as allowed by Kansas Statute.

Commissioner Ryan also politely declined. Mr. Ryan has been a board member since 2009. (*Since the meeting, Mr. Ryan has agreed to be considered for reappointment.*)

Commissioner Moyer indicated he was unsure at the moment but would let Mr. Yearout know as soon as possible. (*In searching the files, staff found that Mr. Moyer has served since November of 2005.*)

8. ADJOURNMENT

There being no further business, Commissioner Gustafson moved to adjourn. Commissioner Moyer seconded the motion and it carried unanimously. Chairman Steinfert declared the meeting adjourned at 9:52 p.m.



JUNCTION CITY/GEARY COUNTY METROPOLITAN PLANNING COMMISSION BOARD OF ZONING APPEALS



STAFF REPORT

May 10, 2012

TO: Metropolitan Planning Commission / Board of Zoning Appeals

FM: David L. Yearout, AICP, CFM, Director of Planning and Zoning

SUBJECT: TA-05-01-12 – Day Care Provisions in City and County Zoning Regulations

Background: At the direction of the Metropolitan Planning Commission, staff published for a public hearing at the May, 2012, meeting for consideration of amendments to both the City and County Zoning Regulations concerning the manner in which day care operations are addressed. This followed a number of requests wherein people either operating existing Family Day Care Homes or wishing to establish a Day Care operation for the first time have sought approval for a Day Care Home, which allows up to 10 children. This is primarily because the State of Kansas has changed its licensing standards and it no longer has a category for a Family Day Care Home limited to 6 children. Under the old provisions, these operations were “registered” and not “licensed” by the State and the changes to Kansas law last year resulted in the elimination of the Family Day Care Home category. After evidence that the operators would all be seeking the new Day Care Home category, the MPC determined it advisable to consider amendments to the City and County Zoning Regulations.

Zoning Regulation Amendments

The intent is to amend both the City and County Zoning Regulations making the operation of a Day Care Home allowing up to 10 children under the standards established by the State of Kansas as a use by right in the residential districts where a Family Day Care Home is presently allowed. The amendments will also establish specific “performance standards” that restricts the sign size for the operation, restricts placement of permanent play equipment, and establishes a limit of operating hours. There will also be some requirements concerning provision of parking and some other issues as appropriate.

Specifically, the Zoning Regulations will be amended to eliminate the definition of Family Day Care Home; all sections the presently allow a Family Day Care Home by right will be changed to permitting a Day Care Home by right; the language that identifies what requires a Conditional Use Permit will be changed to eliminate that process for a Day Care Home; and specific language will be added as a “performance requirement” for a Day Care Home permitted by right to read as follows:

1. No signage for the Day Care Home shall be permitted on the property beyond a non-illuminated wall sign no more than one (1) square foot in area, which shall be the same color and contrast in message content as is provided for the street address on the property. (i.e. black lettering against a background of the color of the exterior of the home.)
2. No permanent outside play equipment shall be placed in the front yard area of the property.
3. The Day Care Home shall have general operating hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, provided that drop-off's and pick-up's may occur outside these hours when conditions warrant due to needs of the clients.
4. A fenced area be provided for outdoor play in the side or rear yard.

These changes shall be made in both the City and County Zoning Regulations. If there are other performance standards or items of concern on this, the MPC needs to address them at this time.

Child Care Code Amendments

If the Zoning Regulations are amended as stated above, we will also present amendments to the Child Care Code for both the City and County to match the same standards and definitions. The biggest change anticipated will be the elimination of the \$35.00 fee for the Family Day Care Home classification. All other child care facilities have required a \$100.00 fee for the Certificate issued under these local Codes to offset the costs associated with the inspections performed annually by both the Fire Department and the Building Code Enforcement Department.

We anticipate there may be some complaints about these changes because there are some operators that maintain the Family Day Care classification irrespective of the new license from the State of Kansas as a licensed Day Care Home. However, given the recent pace of conversion of operators to the Day Care Home classification, staff believes it is time to simply accept the situation and adjust the local policies, rules and regulations to match what is happening with the State of Kansas.

Staff Recommendation: Staff recommends the MPC recommend approval of these amendments to the Junction City and Geary County Zoning Regulations.

SAMPLE MOTION:

I move that the proposed amendments to the Junction City and Geary County Zoning Regulations concerning Day Care operations be recommended for adoption by the City Commission of the City of Junction City and the Board of County Commissioners of Geary County.

Backup material for agenda item:

- a. Consideration of Ordinance 6796 relating to Dick Edwards TIF Bonds on first reading

City of Junction City

City Commission

Agenda Memo

July 3, 2012 Meeting Date

From: Katie Logan, City Attorney
To: City Commission & Gerry Vernon, City Manager
Subject: Dick Edwards Auto Plaza TIF Plan
Bond Ordinance No. S-3112
Dated: June 27, 2012

Issue:

Ordinance No. S-3112 authorizing the TIF Bonds is required to be approved on first and second reading under the City Code.

This Ordinance approves the issuance of TIF Bonds and the Bond Documents.

The Bond Documents are being prepared by the City's Bond Counsel, Gilmore & Bell, and are being reviewed by all parties. They will not be ready for final approval by the City Commission until the July 17 meeting, which will be the second reading of Ordinance No. 6796.

At the July 17 meeting the City's Financial Advisor, City Attorney and Developer will make presentations regarding the final Bond Documents, and approval of Ordinance No. 6796 on final reading.

Staff Recommendation: Approve Ordinance No. S-3112 on first reading.

Possible Actions:

Approve Ordinance S-3112 on first reading. Requires majority approval.

Recommended Motion:

Move to approve Ordinance No. S-3112 on first reading.

Motion to table indefinitely – requires majority approval

Motion to table to date certain – requires majority approval

Enclosures:

Bond Ordinance No. S-3112

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF JUNCTION CITY, KANSAS
HELD ON JULY 3, 2012**

The City Commission of the City of Junction City, Kansas met in regular session at the usual meeting place in the City at 7:00 p.m., the following members of the City Commission were present:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon, there was presented for first reading an Ordinance entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
JUNCTION CITY, KANSAS, AUTHORIZING THE ISSUANCE OF ITS
SPECIAL OBLIGATION REVENUE BONDS (DICK EDWARDS AUTO
PLAZA PROJECT), SERIES 2012 FOR THE PURPOSE OF FINANCING
CERTAIN COSTS RELATING TO THE DICK EDWARDS AUTO PLAZA
PROJECT PLAN; AUTHORIZING AND APPROVING THE EXECUTION
OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE
OF SUCH BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS
IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS**

Thereupon, Commissioner _____ moved that said Ordinance be approved on first reading. The motion was seconded by Commissioner _____. Said Ordinance was duly read and considered, and upon being put, the motion for approval was carried by the vote of the City Commission, the vote being as follows:

Aye:

Nay:

* * * * *

(Other Proceedings)

* * * * *

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the City Commission of the City of Junction City, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

[SEAL]

City Clerk

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF JUNCTION CITY, KANSAS
HELD ON JULY 17, 2012**

The City Commission of the City of Junction City, Kansas met in regular session at the usual meeting place in the City at 7:00 p.m., the following members of the City Commission were present:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon, there was presented to the City Commission an Ordinance entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
JUNCTION CITY, KANSAS, AUTHORIZING THE ISSUANCE OF ITS
SPECIAL OBLIGATION REVENUE BONDS (DICK EDWARDS AUTO
PLAZA PROJECT), SERIES 2012 FOR THE PURPOSE OF FINANCING
CERTAIN COSTS RELATING TO THE DICK EDWARDS AUTO PLAZA
PROJECT PLAN; AUTHORIZING AND APPROVING THE EXECUTION
OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE
OF SUCH BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS
IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS**

Thereupon, Commissioner _____ moved that said Ordinance be passed. The motion was seconded by Commissioner _____. Said Ordinance, having been approved by a first reading on July 3, 2012, was duly read and considered, and upon being put, the motion for the passage of said Ordinance was carried by the vote of the City Commission, the vote being as follows:

Aye:

Nay:

Thereupon, the Ordinance having been adopted by a majority vote of the members-elect of the City Commission it was given No. S-3112, was directed to be signed by the Mayor and attested by the City Clerk and the City Clerk was further directed to publish the Ordinance one time in the official City newspaper.

* * * * *

(Other Proceedings)

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the City Commission of the City of Junction City, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

[SEAL]

City Clerk

(Published in *The Daily Union* on July 20, 2012)

ORDINANCE NO. S-3112

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, AUTHORIZING THE ISSUANCE OF ITS SPECIAL OBLIGATION REVENUE BONDS (DICK EDWARDS AUTO PLAZA PROJECT), SERIES 2012 FOR THE PURPOSE OF FINANCING CERTAIN COSTS RELATING TO THE DICK EDWARDS AUTO PLAZA PROJECT PLAN; AUTHORIZING AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, the City of Junction City, Kansas (the “City”) is a municipal corporation duly organized and validly existing under the laws of the State of Kansas as a city of the first class; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), and Ordinance No. S-3026 of the City, passed on September 30, 2008, as amended by Ordinance No. S-3103, passed on February 21, 2012, and in order to promote, stimulate and develop the general and economic welfare of the City, the governing body of the City has established the Dick Edwards Auto Plaza Redevelopment District (“Redevelopment District”) in the City; and

WHEREAS, pursuant to the provisions of the Act and Ordinance No. S-3106, passed on May 15, 2012 and published on June 29, 2012, the City approved the Dick Edwards Auto Plaza Project Plan (the “Redevelopment Plan”) for the specified Project Area within the Redevelopment District; and

WHEREAS, pursuant to the provisions of the Act, the City desires to authorize the issuance of its Special Obligation Revenue Bonds (Dick Edwards Auto Plaza Project), Series 2012 (the “Bonds”), upon the terms and conditions set forth in the hereinafter described Bond Indenture, for the purpose of financing eligible costs of the Redevelopment Project described in the Redevelopment Plan; and

WHEREAS, the governing body of the City hereby finds and determines that the financing of the Redevelopment Project by the City in the manner provided in the Act and pursuant to the provisions of the Bond Indenture, will serve one or more of the public purposes set forth in the Act and will promote, stimulate and develop the general and economic welfare of the City; and

WHEREAS, the governing body of the City further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds that the City enter into certain agreements, and that the City take certain other actions and approve the execution of certain other documents as herein provided.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Authorization of the Bonds. The City is hereby authorized to issue and sell the Bonds in an aggregate principal amount not to exceed \$3,665,213, the proceeds of which will be used to (a) pay eligible costs of the Redevelopment Project described in the Redevelopment Plan, (b) pay certain costs related to the issuance of the Bonds, and (c) pay capitalized interest on the Bonds. The Bonds shall be issued and secured pursuant to the herein authorized Bond Indenture in such principal amounts, shall be in such denominations, shall be in such forms, shall mature on the dates and in the principal amounts, shall bear interest at a fixed rate which shall not exceed amount set forth in K.S.A. 10-1009 and shall be subject to redemption on the dates and in the principal amounts as provided in the Bond Indenture, and shall have such other terms and provisions, shall be issued, executed, authenticated and delivered in such manner and shall be subject to such provisions, covenants and agreements, as are set forth in the Bond Indenture.

The Bonds, together with interest thereon, are not general obligations of the City but are limited obligations payable solely from the Trust Estate (as defined in the Bond Indenture) pledged to the payment thereof under the Bond Indenture and shall be a valid claim of the respective holders thereof only against the Trust Estate and other moneys held by the Trustee (as defined in the Bond Indenture) and the revenues so pledged as aforesaid. In no event shall the Bonds be payable out of any funds or properties other than those pledged or acquired under the Bond Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the City, the State of Kansas (the "State") or of any political subdivision thereof and the issuance of the Bonds shall not, directly, indirectly or contingently, obligate the City, the State or any political subdivision thereof to levy any form of general taxation (other than Incremental Tax Revenues pledged as part of the Trust Estate) therefor. Nothing in the Bonds, the Bond Indenture, the proceedings of the City authorizing the Bonds or the Act shall be construed to be a debt or loan of credit of the City, the State or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

Section 2. Authorization and Approval of Documents. The following documents are hereby approved in substantially the forms presented to and reviewed by the City at this meeting (copies of which documents shall be filed in the records of the City), and the City is hereby authorized to execute and deliver each of such documents to which the City is a party (the "City Documents") with such changes therein as shall be approved by the officer or officers of the City executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the City's ratification or approval thereof:

- (a) Bond Trust Indenture dated as of the date stated therein (the "Bond Indenture"), between the City and Security Bank of Kansas City, as trustee (the "Trustee"); and
- (b) Bond Purchase Agreement dated as of the date stated therein between the City and Farmers & Merchants Bank of Colby, Colby, Kansas, as purchaser of the Bonds; and
- (c) Tax Compliance Agreement dated as of the date stated therein relating to the Bonds.

Section 3. Execution of Bonds and Documents. The Mayor of the City is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Bond Indenture. The Mayor of the City is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the

intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the Bonds, the City Documents and such other documents, certificates and instruments as may be necessary.

Section 4. Further Authority. The City shall, and the officers, employees and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, deeds, agreements, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and the transactions contemplated therein and to carry out, comply with and perform the duties of the City with respect to the Bonds and the City Documents, including, but not limited to, agreements with respect to the investment of any funds held under the Bond Indenture. Columbia Capital Management, LLC, the City's financial advisor and Gilmore & Bell, P.C., the City's bond counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the intent of this Ordinance.

Section 5. Effective Date. This Ordinance shall be effective upon its passage by the City Commission of the City of Junction City, Kansas and publication one time in the official City newspaper.

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PASSED by the City Commission of Junction City, Kansas on July 17, 2012.

Mayor

(Seal)

ATTEST:

City Clerk

* * * * *

CERTIFICATE

I, the undersigned, hereby certify that the above and foregoing is a true and correct copy of the original Ordinance No. S-____ (the "Ordinance") of the City of Junction City, Kansas (the "City"); that said Ordinance was passed by the City Commission on July 17, 2012, that the record of the final vote on its passage is found on page ____ of journal ____; that it was published in the official newspaper of the City on July __, 2012; and that the Ordinance has not been modified, amended or repealed and is in full force and effect as of this date.

DATED: _____, 2012.

City Clerk

Backup material for agenda item:

- b. Consideration of Resolution R-2690 formally stating the City's intent to withdraw from joint health board.

City of Junction City

City Commission

Agenda Memo

July 3, 2012

From: Gerry Vernon, City Manager
To: City Commission
Subject: Resolution of Intent – Geary County Health Board

Objective: Approval of this item will formally provide notice to Geary County of Junction City's intent to withdraw from the joint agreement and from the Joint Board of Health.

Explanation of Issue: City staff's overall goal to provide transparency to the taxpayer and to simplify the budget process required a review and assignment of true costs to the various departments. During that review it was determined that State statute established that the responsibilities for public health and sanitation within the State lie with the Board of County Commissioners.

Given, that it was determined that public health is a County function and establishing that this is a fairness issue with the Junction City taxpayer that currently pays more than the County taxpayer for a county health department, staff recommends the City withdraw from the joint agreement. The withdrawal actually began with the 2012 budget whereby the City reduced the annual funding amount by twenty-five percent with the intent to continue reducing the amount by twenty-five percent annually until zero funding is provided.

In the case of withdrawal, the joint agreement calls for the governing body to adopt of resolution declaring its intention and provide written notice to the other participating member of the joint agreement on or before July 15 of the fiscal year prior to the withdrawal.

Budget Impact: The twenty-five percent annual reduction equates to \$54,500.00 each year to the City for a total of \$218,000.00 in 2015.

Alternatives: Approve, Amend, Deny or Postpone this item.

Recommendation – Suggested Motion: Staff recommends a motion to approve Resolution R-2690 stating the City’s intent to withdraw from the Junction City-Geary County Joint Board of Health and phase in the termination of the Interlocal Agreement.

RESOLUTION R-2690

RESOLUTION OF INTENT OF THE CITY OF JUNCTION CITY, KANSAS TO WITHDRAW FROM THE JUNCTION CITY-GEARY COUNTY JOINT BOARD OF HEALTH 1992 JOINT RESOLUTION/ORDINANCE, GEARY COUNTY RESOLUTION #6192H, JUNCTION CITY ORDINANCE #S-2512 ("INTERLOCAL AGREEMENT")

BE IT RESOLVED BY THE GOVERNING BODY OF CITY OF JUNCTION CITY, KANSAS:

Section 1. Pursuant to Section 8 of the Interlocal Agreement, the Governing Body of Junction City declares its intent to withdraw from the Junction City-Geary County Joint Board of Health ("Joint Board") and phase in the termination of the Interlocal Agreement, commencing with the 2013 calendar year.

Section 2. In order to phase in the City's withdrawal, the City will reduce its budgeted contribution down to 50% or \$109,000 for 2013; down 75% or \$54,500 in 2014; down 100% or \$0.00 in 2015. Commencing with the 2015 fiscal year, the City shall make no further contribution to the Joint Board, and the City's withdrawal from the Joint Board and termination of the Interlocal Agreement shall be complete.

Section 3. The City Clerk is directed to give written notice of this Resolution to the Geary County Commission by delivering a copy of this Resolution to the County Clerk, on or before July 6, 2012.

ADOPTED by the Governing Body of the City of Junction City, Kansas on July 3, 2012.

Pat Landes, Mayor

Attest:

Tyler Ficken, City Clerk

Backup material for agenda item:

- c. Consideration of Resolution R-2681 adopting a Tax and Securities Compliance Policy and Procedure.

Junction City Commission Agenda Memo

Meeting Date: July 3, 2012

From: Cheryl Beatty, Finance Director

To: City Commissioners and Gerry Vernon, City Manager

Subject: Tax-Exempt Financing Post Issuance Compliance Policy and Procedure

Objective: Adopt Resolution R-2681, which adopts the Tax and Securities Compliance Policy and Procedure for the City of Junction City, Kansas.

Explanation of Issue: In 1986 the Internal Revenue Code was amended to regulate government tax advantaged financing and later the Securities and Exchange Commission partnered with the IRS to oversee tax advantage financing. In recent years, the IRS and SEC have been conducting thorough audits of such financing and cities need to be in full compliance or face fines and penalties. I attended a workshop on this subject in May and the first step for being in compliance is the adoption of a compliance policy and procedures. The attached letter from Gilmore and Bell offers a summary of the background, what is changing, continuing disclosure requirements, procedure documentation, and adoption of procedure.

This document must be in place before Gilmore and Bell will approve the next tax advantage finance issue, which is the Dick Edwards TIF Project.

Recommendation: Staff recommends the adoption of Resolution R-2681.

Budget Impact: There is no monetary impact at this time. There will be many hours of staff time spent to make sure that all previous bond issuance have records complied for compliance and audit.

Alternatives: It appears that the City Commission may approve Resolution R-2681, modify the recommended policy and procedure, reject the policy and procedure, or table the request.

Enclosures: Cover Letter from Gilmore and Bell
Resolution R-2681
Tax and Securities Compliance Policy and Procedure

May 29, 2012

Cheryl Beatty, Finance Director
City of Junction City, Kansas
City Hall, 700 Jefferson
Junction City, Kansas 66441

Re: The City of Junction City, Kansas – Tax-Exempt Financing Compliance Procedure

Dear Cheryl:

Background.

For several years IRS officials have expressed concern that state and local government bond issuers do not have adequate written procedures to ensure that the ongoing tax requirements are met after the financing has closed. The IRS had been much less forthcoming when asked specifically what topics should be covered in these “written procedures” and whether those procedures should go beyond the provisions already contained in the federal tax certificate. The IRS has now published an article that clarifies its expectations and describes minimum post-issuance tax compliance standards for all issuers of tax-exempt debt and other “tax-advantaged” debt, such as build America bonds. In the article, the IRS strongly suggests that issuers adopt a comprehensive set of tax compliance procedures that will govern all of the issuer’s tax-exempt debt, rather than attempting to follow the tax compliance procedures mandated by the federal tax certificate or tax compliance agreement relating to each specific bond issue. The article also outlines *key characteristics* that should be included in an issuer’s written tax compliance procedures:

- Due diligence review at regular intervals;
- Identifying the official or employee of the issuer responsible for review;
- Training of the responsible official/employee of the issuer;
- Retention of adequate records to substantiate compliance (e.g., records relating to expenditure of proceeds);
- Procedures reasonably expected to timely identify noncompliance; and
- Procedures ensuring that the issuer will take steps to timely correct noncompliance

For many years, Gilmore & Bell’s tax compliance agreements and federal tax certificates have contained provisions that require issuers to arrange for arbitrage rebate calculations, to obtain an opinion of bond counsel prior to entering into typical private-use transactions involving bond-financed assets (such as management agreements or leases) and to retain copies of records to substantiate the investment and expenditure of bond proceeds and the use of financed property. These provisions, if followed, should cover the concerns raised by IRS auditors and tax administrators regarding post-issuance tax compliance.

However, as administrator of the tax laws, the IRS has wide latitude to decide the type of documentation and procedures local government issuers should follow when they issue tax-exempt debt. This includes setting reasonable standards for written substantiation to support the position that interest on a particular debt is tax-exempt. The IRS, through the above-referenced article, new audit and settlement policies, changes to informational tax returns filed by governmental issuers and tax-exempt organizations, and informational seminars, has stated a strong clear preference for a stand-alone tax compliance procedure that incorporates the **key characteristics** outlined above.

Although the IRS has not adopted any specific sanctions if an issuer does not implement written tax compliance procedures (such as loss of tax-exempt status or denial of the right to issue tax-exempt debt), it has adopted policies that provide more favorable settlement terms for issuers that have written tax compliance procedures in place. We believe governmental issuers that attempt to “get by with less” are likely to be at a significant disadvantage in the event of an IRS audit of a bond issue. In addition, because the tax-exempt status of a refunding issue depends on whether the refunded tax-exempt issue satisfied the post-issuance tax compliance requirements, issuers that lack proper substantiation documentation and records could find it difficult or even impossible to refinance their debt on a tax-exempt basis in the future.

What is changing?

1. ***Separate Written Compliance Procedure.*** Gilmore & Bell will require that each governmental issuer adopt a written procedure for post-issuance tax compliance and record-keeping that will apply to all tax-exempt debt. The written procedure will contain a list of documents and records that must be prepared and retained as part of a tax-exempt bond compliance file. The written compliance procedure will not replace the tax compliance agreement or federal tax certificate that is part of each financing, but instead will provide a framework that issuers will use to monitor and document tax compliance.

2. ***Identified Bond Compliance Officer.*** The written compliance procedure and the tax documents for each financing will designate a “bond compliance officer” who will be responsible for post-issuance bond compliance. For traditional government financings this will be an issuer employee or official -- usually the person with overall responsibility for administering the bond funds.

3. ***Final Written Allocation of Bond Proceeds.*** For each new money governmental purpose financing Gilmore & Bell will require issuers to prepare a “final written allocation” of proceeds to expenditures. This final written allocation must be prepared promptly after all proceeds have been spent, and must be reviewed by bond counsel or other legal counsel selected by the issuer. Refunding transactions will incorporate similar documentation as part of the tax closing documents to specify how refunded issue proceeds were spent.

4. ***Annual Compliance Checklist.*** For all financings we will require issuers to complete a short tax compliance checklist on an annual basis. A form of the checklist tailored to each issue will be included in the tax documentation for each financing.

The final written allocation and the annual checklists, along with related documents identified in the written compliance procedure, will comprise the “tax-exempt bond file” for the financing. The bond compliance officer will be responsible for assembling and maintaining the tax-exempt bond file. A special post-issuance tax compliance call or meeting with the bond compliance officer to discuss and answer questions regarding tax compliance for the specific financing as part of the issuance process can be arranged at the request of the issuer.

Gilmore & Bell recognizes that no two governmental issuers or financings are alike, and that imposing an inflexible set of documents or procedures that fails to take unique aspects of the issuer or the financing into account will not result in better tax compliance. Unique factors will be taken into account for each issue, and, when appropriate, modifications to the documentation or procedures described above may be necessary so long as the financing will continue to meet the compliance and documentation standards outlined by the IRS. Your comments on ways to improve tax documentation or compliance procedures are always welcome.

Continuing Disclosure.

The Securities and Exchange Commission (the "SEC") has promulgated rules and regulations relating to continuing disclosure requirements that effect obligations issued by governmental units. In conjunction with issuance of certain of its obligations, the Issuer has entered into or anticipates entering into continuing disclosure undertakings to provide for submission of annual reports and notices of certain material events relating to such obligations. Such reports and notices are required to be filed with the SEC via the Electronic Municipal Market Access system for municipal securities disclosures established and maintained by the Municipal Securities Rulemaking Board, which can be accessed at www.emma.msrb.org.

Procedure Documentation.

The City has been provided with a form of Tax-Exempt Financing Compliance Procedure (the "Compliance Procedure") for governmental issues, which has been reviewed by the City's Financial Advisor. Also included in the Compliance Procedure in language relating to those circumstances where the issuer is serving as a conduit issuer.

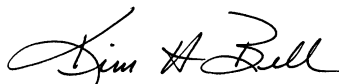
We can arrange a special post-issuance tax compliance call or meeting to discuss and answer questions regarding the Compliance Procedure if that would be helpful to you and other issuer representatives.

Adoption Procedure.

After your review of the Compliance Procedure, if there are no questions or comments, the Compliance Procedure should be presented to the governing body at your earliest convenience. Once adopted, please retain a signed copy of the approving Resolution and minutes of the governing body and the Compliance Procedure in your permanent records and furnish a copy of each to the undersigned for our records.

Should you have any questions, please feel free to contact Joe Norton or the undersigned.

Very truly yours,



Kim A. Bell

JLN/KAB:paj

RESOLUTION NO. R-2681

A RESOLUTION CONFIRMING THE DESIRE OF THE CITY OF JUNCTION CITY, KANSAS, TO REMAIN IN FULL COMPLIANCE WITH THE INTERNAL REVENUE CODE AND INTERNAL REVENUE SERVICE REGULATIONS AND GUIDANCE RELATED TO TAX-ADVANTAGE BONDS AND CONTINUING DISCLOSURE UNDERTAKINGS ENTERED INTO BY THE CITY AND DIRECTING THE CITY MANAGER TO IMPLEMENT SUCH POLICIES AND TAKE OTHER ACTIONS REQUIRED TO ENSURE ON-GOING COMPLIANCE.

WHEREAS, the City of Junction City relies on the issuance of tax-advantaged bonds to obtain lower-cost financing for capital projects; and

WHEREAS, the City has financed or anticipates financing certain improvements, projects, and programs on behalf of certain non-governmental private businesses; and

WHEREAS, Internal Revenue Service (IRS) regulations require ongoing compliance after tax-advantaged bonds are sold into the municipal bond market; and

WHEREAS, the City and conduit borrowers have entered into various Continuing Disclosure Undertakings for the benefit of underwriters of the City's bonds, in order to permit such underwriters to comply with Securities and Exchange Commission (SEC) regulations, and such undertakings require the City or conduit borrowers to provide regular updates of financial and operating data and notices of certain material events after bonds are sold into the municipal bond market; and

WHEREAS, the City desires to maintain full compliance with such regulations to ensure its continued access to the capital markets and to protect the tax-exemption for its investors on bonds outstanding.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, AS FOLLOWS:

Section 1. The City Manager is hereby directed to develop, implement and maintain policies and procedures to ensure the City's full compliance with IRS regulations and guidance related to tax-advantaged bonds.

Section 2. Such policies and procedures shall, at a minimum, provide for the following: written due diligence review of all outstanding tax-advantaged bond issues at regular intervals (and at least annually); identifying the official or employee responsible for review; training of the responsible official/employee; retention of adequate records to substantiate compliance with all laws related to the outstanding tax-advantaged bonds; procedures reasonably expected to timely identify noncompliance; procedures ensuring that the City will take steps to timely correct noncompliance; and procedures related to compliance with the provisions of any federal tax certificate or continuing disclosure undertaking of the City.

Section 3. Such policies and procedures are to be finalized no later than June 30, 2012, and may be revised and updated at the discretion of the City Manager from time to time. The policies and procedures shall be kept on file with the City Clerk at all times and made available to the public in the same manner as other administrative policies of the City.

Section 4. The City Manager or his/her appointed representative shall provide a brief written report to the Governing Body periodically, but not less than annually, on the status of the City's efforts to ensure full compliance with IRS regulations related to tax-advantaged bonds.

ADOPTED by the governing body of the City of Junction, Kansas, on July 3, 2012.

(SEAL)

Pat Landes, Mayor

ATTEST:

Tyler Ficken, City Clerk

CITY OF JUNCTION CITY, KANSAS
TAX AND SECURITIES COMPLIANCE POLICY AND PROCEDURE
Dated as of July 3, 2012

TAX AND SECURITIES COMPLIANCE POLICY AND PROCEDURE

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Exhibit A-3 – List of Conduit Tax-Advantaged Bonds Covered by this Compliance Procedure

Exhibit A-4 – List of Conduit Bonds (Excluding Conduit Tax-Advantaged Bonds) Covered by this Compliance Procedure

* * *

TAX AND SECURITIES COMPLIANCE POLICY AND PROCEDURE

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. Capitalized words and terms used in this Compliance Procedure have the following meanings:

“Annual Compliance Checklist” means (a) for Governmental Tax-Advantaged Bonds, a questionnaire and/or checklist described in **Section 6.1** that is completed each year for a Governmental Tax-Advantaged Bond issue and (b) for Conduit Tax-Advantaged Bonds, a questionnaire and/or checklist described in **Section 10.1** that is completed each year for a Conduit Tax-Advantaged Bond issue.

“Bond Compliance Officer” means the City’s Finance Officer or, if the position of Finance Officer is vacant, the person filling the responsibilities of the Finance Officer for the Governing Body.

“Bond Counsel” means a law firm selected by the City to provide a legal opinion regarding the tax status of interest on Tax-Advantaged Bonds as of the issue date or the law firm selected to advise regarding matters referenced in this Compliance Procedure.

“Bond Restricted Funds” means the funds, accounts, and investments that are subject to arbitrage rebate and/or yield restriction rules that have been identified in the Tax Compliance Agreement for a Tax-Advantaged Bond issue.

“Bond Transcript” means the “transcript of proceedings” or other similar titled set of documents assembled by Bond Counsel following the issuance of Tax-Advantaged Bonds.

“City” means the City of Junction City, Kansas.

“Code” means the Internal Revenue Code, as amended.

“Compliance Procedure” means this Tax and Securities Compliance Policy and Procedure.

“Conduit Bond” means any bond, note, installment sale agreement, lease or certificate intended to be a debt or special limited obligation of the City, the proceeds of the which are to be loaned or otherwise made available to the Conduit User, and the interest on which is included in gross income for federal income tax purposes, and any Conduit Tax-Advantaged Bond. A list of all Conduit Bonds that are not Conduit Tax-Advantaged Bonds, outstanding and subject to this Compliance Procedure as of the Effective Date, is attached as **Exhibit A-4**.

“Conduit Tax-Advantaged Bond” means any bond, note, installment sale agreement, lease or certificate intended to be a debt obligation of the City, the proceeds of the which are to be loaned or otherwise made available to the Conduit User, and the interest on which is excludable from gross income for federal income tax purposes or is subject to other advantages, requirements or limitations of the Code and Regulations or any other United States laws related to taxation. A list of all Conduit Tax-Advantaged Bonds outstanding and subject to this Compliance Procedure as of the Effective Date, is attached as **Exhibit A-3**.

“Conduit Tax-Advantaged Bond File” means documents and records which may consist of paper and electronic medium, maintained for each Conduit Tax-Advantaged Bond. Each Conduit Tax-Advantaged Bond File will include the following information if applicable:

- (a) Intent Resolution. (Duplicate Copy Maintained by Bond Compliance Officer)
- (b) Bond Transcript. (Duplicate Copy Maintained by Bond Compliance Officer)
- (c) Final Written Allocation and/or all available accounting records related to the Project Facility showing expenditures allocated to the proceeds of a Conduit Tax-Advantaged Bond and expenditures (if any) allocated to other sources of funds.
- (d) All rebate and yield reduction payment calculations performed by the Rebate Analyst and all investment records provided to the Rebate Analyst for purposes of preparing the calculation.
- (e) Forms 8038-T together with proof of filing and payment of rebate. (Duplicate Copy Maintained by Bond Compliance Officer)
- (f) Investment agreement bid documents (unless included in the Bond Transcript) including:
 - (1) Bid solicitation, bid responses, certificate of broker;
 - (2) Written summary of reasons for deviations from the terms of the solicitation that are incorporated into the investment agreement; and
 - (3) Copies of the investment agreement and any amendments.
- (g) Any item required to be maintained by the terms of the Tax Compliance Agreement involving the use of the Project Facility or expenditures related to tax compliance for the Conduit Tax-Advantaged Bonds.
- (h) Any opinion of Bond Counsel regarding the Conduit Tax-Advantaged Bonds not included in the Bond Transcript. (Duplicate Copy Maintained by Bond Compliance Officer)
- (i) Amendments, modifications or substitute agreements to any agreement contained in the Bond Transcript. (Duplicate Copy Maintained by Bond Compliance Officer)
- (j) Any correspondence with the IRS relating to the Conduit Tax-Advantaged Bonds including all correspondence relating to an audit by the IRS of the Conduit Tax-Advantaged Bonds or any proceedings under the Tax-Advantaged Bonds Voluntary Closing Agreement Program (VCAP). (Duplicate Copy Maintained by Bond Compliance Officer)
- (k) Any available questionnaires or correspondence substantiating the use of the Project Facility in accordance with the terms of the Tax Compliance Agreement for the Conduit Tax-Advantaged Bond issue.
- (l) For refunding bond issues, the Conduit Tax-Advantaged Bond File for the refunded Conduit Tax-Advantaged Bonds.

“Conduit User” means the entity that is not related to or controlled by the City and which receives proceeds and is required to pay principal and interest on a Conduit Tax-Advantaged Bond issue.

“Conduit User Bond Compliance Officer” means the individual officer or employee of the Conduit User named as the primary individual responsible for post-issuance tax compliance by the Conduit User in connection with a Conduit Tax-Advantaged Bond issue.

“Continuing Disclosure Undertaking” means the Continuing Disclosure Agreement(s), Continuing Disclosure Undertaking(s), Continuing Disclosure Instructions or other written certification(s)

setting out covenants for satisfying the requirements for providing information to the MSRB pursuant to SEC Rule 15c2-12 on an ongoing basis for one or more series of Governmental Bonds or Conduit Bonds.

“**Cost**” or “**Costs**” means all costs and expenses paid for the acquisition, design, construction, equipping or improvement of a Project Facility or costs of issuing Tax-Advantaged Bonds.

“**Effective Date**” means June 5, 2012.

“**EMMA**” means the Electronic Municipal Market Access system for municipal securities disclosures established and maintained by the MSRB, which can be accessed at www.emma.msrb.org.

“**Final Written Allocation**” means the Final Written Allocation of Bond proceeds prepared pursuant to **Section 5.4** of this Compliance Procedure for Governmental Tax-Advantaged Bonds and pursuant to **Section 9.4** of this Compliance Procedure for Conduit Tax-Advantaged Bonds.

“**Financed Assets**” means that part of a Project Facility treated as financed with Tax-Advantaged Bond proceeds as reflected in a Final Written Allocation or, if no Final Written Allocation was prepared, (a) the accounting records of the City and the Tax Compliance Agreement for the Governmental Tax-Advantaged Bond issue or (b) the accounting records of the Trustee and the Conduit User, and the Tax Compliance Agreement for the Conduit Tax-Advantaged Bond issue.

“**Governing Body**” means the City Council of the City.

“**Governmental Bond(s)**” means any bond, note, installment sale agreement, lease or certificate intended to be a debt obligation of the City or another political subdivision or government instrumentality, the proceeds of the which are to be loaned or otherwise made available to the City, and the interest on which is included in gross income for federal income tax purposes, and any Governmental Tax-Advantaged Bond(s). A list of all Governmental Bonds that are not Governmental Tax-Advantaged Bonds, outstanding and subject to this Compliance Procedure as of the Effective Date, is attached as **Exhibit A-2**.

“**Governmental Tax-Advantaged Bond(s)**” means any bond, note, installment sale agreement, lease or certificate intended to be a debt obligation of the City or another political subdivision or government instrumentality created or controlled by the City, the proceeds of the which are to be loaned or otherwise made available to the City, and the interest on which is excludable from gross income for federal income tax purposes or is subject to other advantages, requirements or limitations of the Code and Regulations or any other United States laws related to taxation. For purposes of this definition, proceeds of obligations used to make a grant or to provide an economic incentive to another entity unrelated to the City are treated as used or made available to the City, and thus the obligations are considered “Governmental Tax-Advantaged Bonds,” unless the user is required to pay principal and interest on the obligation. A list of all Governmental Tax-Advantaged Bonds outstanding and subject to this Compliance Procedure as of the Effective Date, is attached as **Exhibit A-1**.

“**Governmental Tax-Advantaged Bond File**” means documents and records which may consist of paper and electronic medium, maintained for each Governmental Tax-Advantaged Bond. Each Governmental Tax-Advantaged Bond File will include the following information if applicable:

- (a) Intent Resolution.
- (b) Bond Transcript.
- (c) Final Written Allocation and/or all available accounting records related to the Project Facility showing expenditures allocated to the proceeds of a

- Governmental Tax-Advantaged Bond and expenditures (if any) allocated to other sources of funds.
- (d) All rebate and yield reduction payment calculations performed by the Rebate Analyst and all investment records provided to the Rebate Analyst for purposes of preparing the calculation.
 - (e) Forms 8038-T together with proof of filing and payment of rebate.
 - (f) Investment agreement bid documents (unless included in the Bond Transcript) including:
 - (1) Bid solicitation, bid responses, certificate of broker;
 - (2) Written summary of reasons for deviations from the terms of the solicitation that are incorporated into the investment agreement; and
 - (3) Copies of the investment agreement and any amendments.
 - (g) Any item required to be maintained by the terms of the Tax Compliance Agreement involving the use of the Project Facility or expenditures related to tax compliance for the Governmental Tax-Advantaged Bonds.
 - (h) Any opinion of Bond Counsel regarding the Governmental Tax-Advantaged Bonds not included in the Bond Transcript.
 - (i) Amendments, modifications or substitute agreements to any agreement contained in the Bond Transcript.
 - (j) Any correspondence with the IRS relating to the Governmental Tax-Advantaged Bonds including all correspondence relating to an audit by the IRS of the Governmental Tax-Advantaged Bonds or any proceedings under the Tax-Advantaged Bonds Voluntary Closing Agreement Program (VCAP).
 - (k) Any available questionnaires or correspondence substantiating the use of the Project Facility in accordance with the terms of the Tax Compliance Agreement for the Governmental Tax-Advantaged Bond issue.
 - (l) For refunding bond issues, the Governmental Tax-Advantaged Bond File for the refunded Governmental Tax-Advantaged Bonds.

“Intent Resolution” means a resolution of the Governing Body stating the intent of the City to finance all or a portion of the Project Facility, stating the expected maximum size of the financing and stating the intent of the City to reimburse (a) the costs paid by the City from proceeds of the Governmental Tax-Advantaged Bonds or (b) the costs paid by the Conduit User from proceeds of the Conduit Tax-Advantaged Bonds.

“IRS” means the Internal Revenue Service.

“MSRB” means the Municipal Securities Rulemaking Board, or any successor repository designated as such by the Securities and Exchange Commission in accordance with Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“Placed In Service” means that date (as determined by the Conduit User Bond Compliance Officer for Conduit Tax-Advantaged Bonds and as determined by the Bond Compliance Officer for Governmental Tax-Advantaged Bonds) when the Project Facility is complete and is actually used at a level substantially as originally designed.

“Project Facility” means all tangible or intangible property financed in whole or in part with Tax-Advantaged Bonds that is functionally related or integrated in use, that is located on the same physical site or proximate sites, and that is expected to be Placed In Service within a one-year period.

“Rebate Analyst” means the Rebate Analyst for the Tax-Advantaged Bonds selected pursuant to the Tax Compliance Agreement.

“Tax Compliance Agreement” means, (a) with respect to Governmental Tax-Advantaged Bonds, the Federal Tax Certificate, Tax Compliance Agreement, Arbitrage Agreement, or other written certification or agreement of the City setting out representations and covenants for satisfying the post-issuance tax compliance requirements for a Governmental Tax-Advantaged Bond issue and (b) with respect to Conduit Tax-Advantaged Bonds, the Federal Tax Certificate, Tax Compliance Agreement, Arbitrage Agreement, or other written certification or agreement of the City and the Conduit User setting out representations and covenants for satisfying the post-issuance tax compliance requirements for a for a Conduit Tax-Advantaged Bond issue.

“Tax-Advantaged Bond(s)” means Governmental Tax-Advantaged Bonds and Conduit Tax-Advantaged Bonds.

“Trustee” means the corporate trustee, if any, named in a trust indenture for a Tax-Advantaged Bond issue.

ARTICLE II

PURPOSE AND SCOPE

Section 2.1. Purpose of Compliance Procedure. The City uses Governmental Tax-Advantaged Bonds to fund Costs of Project Facilities and uses Conduit Tax-Advantaged Bonds and loans or otherwise makes the proceeds available to Conduit Users to fund Costs of Project Facilities. The City understands that in exchange for the right to issue Tax-Advantaged Bonds at favorable interest rates and terms, the Code and related regulations impose ongoing requirements related to the proceeds of the Tax-Advantaged Bonds and the Project Facility financed by the Tax-Advantaged Bonds. These requirements focus on the investment, use and expenditure of proceeds of the Tax-Advantaged Bonds and related funds as well as restrictions on the use of the Project Facility.

The City recognizes that the IRS has stated that all issuers of Tax-Advantaged Bonds should have a *separate* written policy and procedure regarding ongoing compliance with the federal tax requirements for Tax-Advantaged Bonds.

The City is committed to full compliance with the tax-exempt bond requirements for all of its outstanding and future tax-advantaged financings. This Compliance Procedure is adopted by the Governing Body to comply with the IRS directive and to improve tax compliance and documentation.

Since the Conduit User for each Conduit Tax-Advantaged Bond issue is primarily responsible for the expenditure and investment of its Conduit Tax-Advantaged Bonds and the use of the Financed Assets and the Project Facility, this Compliance Policy provides that the Conduit User will assume substantially all obligations related to post-issuance tax compliance for Conduit Tax-Advantaged Bonds issued for its benefit. The provisions of this Compliance Policy related to Conduit Tax-Advantaged Bonds are set forth in **Articles VIII through XI**.

Section 2.2. Scope of Compliance Procedure; Conflicts. This Compliance Procedure applies to all Tax-Advantaged Bonds currently outstanding and all Tax-Advantaged Bonds issued in the future. If the provisions of this Compliance Procedure conflict with a Tax Compliance Agreement or any other specific written instructions of Bond Counsel, the terms of the Tax Compliance Agreement or

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specific written instructions of Bond Counsel will supersede and govern in lieu of this Compliance Procedure. Any exception to this Compliance Procedure required by Bond Counsel as part of a future issue of Tax-Advantaged Bonds will be incorporated in the Tax Compliance Agreement for the future issue. Any requirements imposed on the City in the Tax Compliance Agreement, will be noted by the Bond Compliance Officer and incorporated into the Annual Compliance Checklist.

Section 2.3. Amendments and Publication of Compliance Procedure. This Compliance Procedure may be amended from time-to-time by the Governing Body. Copies of this Compliance Procedure and any amendments will be included in the permanent records of the City.

ARTICLE III

BOND COMPLIANCE OFFICER; TRAINING

Section 3.1. Bond Compliance Officer Duties. The Bond Compliance Officer is responsible for implementing this Compliance Procedure. The Bond Compliance Officer will work with other employees that use the Project Facility to assist in implementing this Compliance Procedure. The Bond Compliance Officer will consult with Bond Counsel, legal counsel to the City, accountants, tax return preparers and other outside experts to the extent necessary to carry out the purposes of this Compliance Procedure. The Bond Compliance Officer will report to the Governing Body as necessary, but at least annually, regarding implementation of this Compliance Procedure and any recommended changes or amendments to this Compliance Procedure.

Section 3.2. Training. When appropriate, the Bond Compliance Officer or his or her designee will attend training programs offered by the IRS or other industry professionals regarding tax-exempt financing that are relevant to the City.

ARTICLE IV

GOVERNMENTAL TAX-ADVANTAGED BONDS CURRENTLY OUTSTANDING

Section 4.1. Governmental Tax-Advantaged Bonds Covered by Article IV Procedures. This **Article IV** applies to all Governmental Tax-Advantaged Bonds issued prior to the date of adoption of this Compliance Procedure that are currently outstanding as of the date of adoption of this Compliance Procedure. These Governmental Tax-Advantaged Bonds are listed on **Exhibit A-1**.

Section 4.2. Governmental Tax-Advantaged Bond File. As soon as practical, the Bond Compliance Officer will attempt to assemble as much of the Governmental Tax-Advantaged Bond File as is available for each Governmental Tax-Advantaged Bond that is listed on **Exhibit A-1**.

Section 4.3. Annual Compliance Checklists. As soon as practical following the adoption of this Compliance Procedure, the Bond Compliance Officer will work with Bond Counsel and/or legal counsel to the City and cause Annual Compliance Checklists (an example of which is attached as **Exhibit B**) to be completed for all outstanding Governmental Tax-Advantaged Bonds and will follow the procedures specified in **Article VI** to complete the Annual Compliance Checklists and thereafter include each completed Annual Compliance Checklist in the Governmental Tax-Advantaged Bond File.

Section 4.4. Correcting Prior Deficiencies in Compliance. In the event the Bond Compliance Officer determines any deficiency in compliance with a Tax Compliance Agreement for an

outstanding Governmental Tax-Advantaged Bond listed on **Exhibit A-1**, the Bond Compliance Officer will follow the procedures described in Treasury Regulations or the Tax-Exempt Bonds Voluntary Closing Agreement Program (VCAP) to remediate the noncompliance. If remediation of the noncompliance requires the City to submit a request under VCAP, the Bond Compliance Officer will undertake this step only after reporting the violation to the Governing Body and obtaining its approval.

ARTICLE V

COMPLIANCE PROCEDURE FOR NEW GOVERNMENTAL TAX-ADVANTAGED BOND ISSUES

Section 5.1. Application. This **Article V** applies to Governmental Tax-Advantaged Bond financings issued on or after the Effective Date..

Section 5.2. Prior to Issuance of Governmental Tax-Advantaged Bonds.

(a) Intent Resolution. The Governing Body will authorize and approve the issuance of Governmental Tax-Advantaged Bonds. Prior to or as a part of this authorizing resolution or ordinance, the Governing Body may adopt an Intent Resolution.

(b) Directions to Bond Counsel. The Bond Compliance Officer will provide a copy of this Compliance Procedure to Bond Counsel with directions for Bond Counsel to structure the documentation and procedural steps taken prior to issuing the Governmental Tax-Advantaged Bonds so that they conform to the requirements of this Compliance Procedure, except to the extent Bond Counsel determines that different procedures are required. The Bond Compliance Officer will consult with Bond Counsel so that appropriate provisions are made to fund or reimburse the City's costs and expenses incurred to implement this Compliance Procedure.

(c) Tax Compliance Agreement. Each Governmental Tax-Advantaged Bond issue will include a Tax Compliance Agreement signed by the Bond Compliance Officer, in addition to the required signatures of any member of the Governing Body or other officer or staff of the City. The Bond Compliance Officer is encouraged to confer with Bond Counsel and the City's counsel regarding the meaning and scope of each representation and covenant contained in the Tax Compliance Agreement.

(d) Preliminary Cost Allocations. The Bond Compliance Officer, or his/her designee, will prepare a preliminary cost allocation plan for the Project Facility. The Bond Compliance Officer is encouraged to consult with Bond Counsel in the preparation of the allocation. The preliminary cost allocation plan will identify the assets and expected costs for the Project Facility, and, when necessary, will break-out the portions of Costs that the City expects to finance with Governmental Tax-Advantaged Bonds (the "Financed Assets") from the portions expected to be financed from other sources.

(e) Tax Review with Bond Counsel. Prior to the sale of the Governmental Tax-Advantaged Bonds, the Bond Compliance Officer will request that Bond Counsel review this Compliance Procedure together with the draft Tax Compliance Agreement to ensure that any tax compliance issues in the new financing are adequately addressed by this Compliance Procedure and/or the Tax Compliance Agreement. In the event Bond Counsel determines that this Compliance Procedure conflicts with, or must be supplemented to account for special issues or requirements for the Governmental Tax-Advantaged Bonds, the Bond Compliance Officer will ask Bond Counsel to include the written modifications or additions in the final Tax Compliance Agreement. The Bond Compliance Officer will request Bond Counsel to

prepare a form of Annual Compliance Checklist for use in monitoring the ongoing compliance requirements for the Governmental Tax-Advantaged Bond issue.

Section 5.3. Accounting and Recordkeeping.

(a) Accounting for New Money Projects. The Bond Compliance Officer will be responsible for accounting for the investment and allocation of proceeds of the Governmental Tax-Advantaged Bonds. The Bond Compliance Officer will establish separate accounts or subaccounts to record expenditures for Costs of the Project Facility. Where appropriate, the Bond Compliance Officer may use accounts established as part of the City's financial records for this purpose. In recording Costs for the Project Facility, the Bond Compliance Officer will ensure that the accounting system will include the following information: (1) identity of person or business paid, along with any other available narrative description of the purpose for the payment, (2) date of payment, (3) amount paid, and (4) invoice number or other identifying reference.

(b) Accounting for Refunded Bonds and Related Refunded Bond Accounts. For Governmental Tax-Advantaged Bonds that refund prior issues, the Tax Compliance Agreement will set out special accounting and allocation procedures for the proceeds of the financing, and if necessary proceeds of the refinanced Governmental Tax-Advantaged Bonds.

(c) Tax-Advantaged Bond File. The Bond Compliance Officer will be responsible for assembling and maintaining the Governmental Tax-Advantaged Bond File. Such file may be retained in hard copy, electronically or both. The Annual Reports, other reports and notices of certain material events filed by the Issuer with the MSRB will be publicly available on EMMA and need not be separately maintained in the Tax-Advantaged Bond File.

Section 5.4. Final Allocation of Bond Proceeds.

(a) Bond Compliance Officer Responsible for Preparation of Final Written Allocation; Timing. The Bond Compliance Officer is responsible for making a written allocation of proceeds to expenditures and the identification of Financed Assets. This process will be memorialized in the Final Written Allocation which is prepared by the Bond Compliance Officer or his/her designee. For a new money financing, the Bond Compliance Officer will commence this process as of the earliest of (1) the requisition of all Governmental Tax-Advantaged Bond proceeds from any segregated Tax-Advantaged Bond funded account, (2) the date the Project Facility has been substantially completed or (3) four and one-half years following the issue date of the Governmental Tax-Advantaged Bonds. For Governmental Tax-Advantaged Bonds issued only to refund a prior issue of Governmental Tax-Advantaged Bonds, the Bond Compliance Officer is encouraged to work with Bond Counsel to prepare and/or document the Final Written Allocation for the Project Facility financed by the refunded Tax-Advantaged Bonds and include it in the Tax Compliance Agreement.

(b) Contents and Procedure. The Bond Compliance Officer will consult the Tax Compliance Agreement and, if necessary, contact Bond Counsel to seek advice regarding any special allocation of Governmental Tax-Advantaged Bond proceeds and other money of the City to the Costs of the Project Facility. If no special allocation is required or recommended, the Bond Compliance Officer will allocate Costs of the Project Facility to the proceeds of the Governmental Tax-Advantaged Bonds in accordance with the City's accounting records. Each Final Written Allocation will contain the following: (1) a reconciliation of the actual sources and uses to Costs of the Project Facility, (2) the percentage of the cost of the Project Facility financed with proceeds of the Governmental Tax-Advantaged Bonds (sale proceeds plus any investment earnings on those sale proceeds), (3) the Project Facility's Placed in Service date, (4) the estimated economic useful life of the Project Facility, and (5) any special procedures to be followed in

completing the Annual Compliance Checklist (e.g., limiting the Annual Compliance Checklist to specific areas of the Project Facility that the Final Written Allocation or the Tax Compliance Agreement treats as having been financed by Governmental Tax-Advantaged Bonds).

(c) Finalize Annual Compliance Checklist. As part of the preparation of the Final Written Allocation, the Bond Compliance Officer will update the draft Annual Compliance Checklist contained in the Tax Compliance Agreement.

ARTICLE VI

ONGOING MONITORING PROCEDURES – GOVERNMENTAL TAX-ADVANTAGED BONDS

Section 6.1. Annual Compliance Checklist. An Annual Compliance Checklist will be completed for Governmental Tax-Advantaged Bonds by the Bond Compliance Officer each year following completion of the Final Written Allocation. Each Annual Compliance Checklist will be designed and completed for the purpose of identifying potential noncompliance with the terms of the Tax Compliance Agreement or this Compliance Procedure and obtaining documents (such as investment records, arbitrage calculations, or other documentation for the Project Facility) that are required to be incorporated in the Governmental Tax-Advantaged Bond File. The Bond Compliance Officer will refer any responses indicating a violation of the terms of the Tax Compliance Agreement to legal counsel to the City or Bond Counsel and, if recommended by counsel, will follow the procedure set out in **Section 4.4** to remediate the non-compliance.

Section 6.2. Arbitrage and Rebate Compliance. The Bond Compliance Officer will monitor the investment of Bond Restricted Funds for Governmental Tax-Advantaged Bonds and provide investment records to the Rebate Analyst on a timely basis. The Bond Compliance Officer will follow the directions of the Rebate Analyst with respect to the preparation of and the timing of rebate or yield reduction computations.

ARTICLE VII

CONTINUING DISCLOSURE – GOVERNMENTAL BONDS

Section 7.1. General. The Bond Compliance Officer acknowledges that the City has entered into certain Continuing Disclosure Undertakings with respect to Governmental Tax-Advantaged Bonds and other taxable securities issued by the City. This **Article VII** applies to Continuing Disclosure Undertakings entered into by the City prior to, on and after the date of this Compliance Procedure.

Section 7.2. Confirmation of Performance. Not less than annually, the Bond Compliance Officer will review the City's Continuing Disclosure Undertakings to ensure compliance. If the City is not in compliance, the Bond Compliance Officer will take immediate action to remediate any non-compliance.

ARTICLE VIII

CONDUIT TAX-ADVANTAGED BONDS CURRENTLY OUTSTANDING

Section 8.1. Conduit Tax-Advantaged Bonds Covered by Procedures. This **Article VIII** applies to all Conduit Tax-Advantaged Bonds issued prior to the Effective Date that are currently outstanding as of the Effective Date. These Conduit Tax-Advantaged Bonds are listed on **Exhibit A-3**. The Governing Body reserves right to charge fees to administer the Procedures as they relate to Conduit Tax-Advantaged Bonds.

Section 8.2. Conduit Tax-Advantaged Bond File. As soon as practical, the Conduit User Bond Compliance Officer will attempt to assemble as much of the Conduit Tax-Advantaged Bond File as is available for each Conduit Tax-Advantaged Bond that is listed on **Exhibit A-3**. Upon request, the Conduit User Bond Compliance Officer will provide copies to the City of items contained in the Conduit Tax-Advantaged Bond File.

Section 8.3. Conduit User Contact. As soon as practical the Bond Compliance Officer will send to each Conduit User of a Conduit Tax-Advantaged Bond listed on **Exhibit A-3**, a copy of the Tax Compliance Agreement for the financing along with a letter reminding the Conduit User that under the agreement it is responsible for post-issuance tax compliance related to the investment of Bond Restricted Funds, record keeping, use of Conduit Tax-Advantaged Bond proceeds, and use of the Project Facility. The letter will contain a list of records comprising the Conduit Tax-Advantaged Bond File that the Conduit User should retain. The Bond Compliance Officer shall also send a copy of this Compliance Policy with specific reference to **Articles VIII to XI**. A copy of the letter should also be provided to the Trustee for the Conduit Tax-Advantaged Bond.

Section 8.4. Annual Certification. As soon as practical following the adoption of this Compliance Procedure, the Bond Compliance Officer will request each Conduit User to confirm annually in writing its compliance with the terms of the Tax Compliance Agreement for the Conduit Tax-Advantaged Bond issue. Where possible, the Bond Compliance Officer will combine this certification request with other disclosures the Conduit User regularly provides to the Trustee (such as ongoing continuing disclosure). Certifications completed by the Conduit User will be retained by the Bond Compliance Officer.

Section 8.5. Correcting Prior Deficiencies in Compliance. In the event a Conduit User informs the Bond Compliance Officer of a deficiency in compliance with a Tax Compliance Agreement for an outstanding Conduit Tax-Advantaged Bond listed on **Exhibit A-2**, the Bond Compliance Officer will direct the Conduit User to follow the procedures described in Treasury Regulations or the Tax-Exempt Bonds Voluntary Closing Agreement Program (VCAP) to remediate the noncompliance. If remediation of the noncompliance requires the City to submit a request under VCAP, the Bond Compliance Officer will undertake this step only after reporting the violation to the Governing Body and obtaining its approval.

ARTICLE IX

COMPLIANCE PROCEDURE FOR NEW CONDUIT TAX-ADVANTAGED BOND ISSUES

Section 9.1. Application. This **Article IX** applies to Conduit Tax-Advantaged Bond financings issued on or after the date of adoption of this Compliance Procedure.

Section 9.2. Prior to Issuance of Conduit Tax-Advantaged Bonds.

(a) Intent Resolution. The Governing Body will authorize and approve the issuance of Conduit Tax-Advantaged Bonds. Prior to or as a part of this authorizing resolution or ordinance, the

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Governing Body may adopt an Intent Resolution. The Bond Compliance Officer will provide the Conduit User with a copy of this Compliance Procedure prior to adoption of the Intent Resolution.

(b) Directions to Bond Counsel. The Bond Compliance Officer will provide a copy of this Compliance Procedure to Bond Counsel with directions for Bond Counsel to structure the documentation and procedural steps taken prior to issuing the Conduit Tax-Advantaged Bonds so that they conform to the requirements of this Compliance Procedure, except to the extent Bond Counsel determines that different procedures are required. The Bond Compliance Officer will consult with Bond Counsel so that appropriate provisions are made to fund or reimburse the City's costs and expenses incurred to implement this Compliance Procedure. To the extent the City relies on or acts at the direction of the Conduit User, the Tax Compliance Agreement will contain appropriate provision for City indemnification by the Conduit User.

(c) Tax Compliance Agreement. Each Conduit Tax-Advantaged Bond issue will include a Tax Compliance Agreement signed by the Conduit User Bond Compliance Officer. The Conduit User Bond Compliance Officer is encouraged to confer with Bond Counsel, the Bond Compliance Officer and the City's counsel regarding the meaning and scope of each representation and covenant contained in the Tax Compliance Agreement.

(d) Preliminary Cost Allocations. The Conduit User Bond Compliance Officer or his/her designee will prepare a preliminary cost allocation plan for the Project Facility. The Conduit User Bond Compliance Officer is encouraged to consult with Bond Counsel in preparation of the allocation. The preliminary cost allocation plan will identify the assets and expected costs for the Project Facility, and, when necessary, will break-out the portions of Costs that the Conduit User expects to finance with proceeds of Conduit Tax-Advantaged Bonds (the "Financed Assets") from the portions expected to be financed from other sources.

(e) Tax Review with Bond Counsel. Prior to the sale of the Conduit Tax-Advantaged Bonds, the Bond Compliance Officer will request that the Bond Compliance officer, the Conduit User Bond Compliance Officer and Bond Counsel review this Compliance Procedure together with the draft Tax Compliance Agreement to ensure that any tax compliance issues in the new financing are adequately addressed by this Compliance Procedure and/or the Tax Compliance Agreement. In the event Bond Counsel determines that this Compliance Procedure conflicts with, or must be supplemented to account for special issues or requirements for the Conduit Tax-Advantaged Bonds, the Bond Compliance Officer will ask Bond Counsel to include the written modifications or additions in the final Tax Compliance Agreement. The Bond Compliance Officer will request Bond Counsel to prepare a form of Annual Compliance Checklist for use in monitoring the ongoing compliance requirements for the Conduit Tax-Advantaged Bond issue.

Section 9.3. Accounting and Recordkeeping.

(a) Accounting for New Money Projects. The Conduit User Bond Compliance Officer will be responsible for accounting for the investment and allocation of proceeds of the Conduit Tax-Advantaged Bonds. The Conduit User Bond Compliance Officer or his/her designee will establish separate accounts or subaccounts to record expenditures for Costs of the Project Facility. The Conduit User Bond Compliance Officer may use accounts established pursuant to a trust indenture for the Conduit Tax-Advantaged Bonds to assist it in accounting for the investment and expenditure of Conduit Tax-Advantaged Bonds. In recording Costs for the Project Facility, the Conduit User Bond Compliance Officer will ensure that the accounting system will include the following information: (1) identity of person or business paid, along with any other available narrative description of the purpose for the payment, (2) date of payment, (3) amount paid, and (4) invoice number or other identifying reference.

(b) Accounting for Refunded Bonds and Related Refunded Bond Accounts. For Conduit Tax-Advantaged Bonds that refund prior issues, the Tax Compliance Agreement will set out special accounting and allocation procedures for the proceeds of the financing, and if necessary proceeds of the refinanced debt.

(c) Conduit Tax-Advantaged Bond File. The Conduit User Bond Compliance Officer will be responsible for assembling and maintaining the Conduit Tax-Advantaged Bond File. Such file may be retained in hard copy, electronically or both. Upon request, the Conduit User Bond Compliance Officer will provide copies to the City of items contained in the Conduit Tax-Advantaged Bond File. The Annual Reports, other reports and notices of certain material events filed by the Issuer with the MSRB will be publicly available on EMMA and need not be separately maintained in the Tax-Advantaged Bond File.

Section 9.4. Final Allocation of Bond Proceeds.

(a) Bond Compliance Officer Responsible for Preparation of Final Written Allocation: Timing. The Conduit User Bond Compliance Officer is responsible for making a written allocation of proceeds to expenditures and the identification of Financed Assets. This process will be memorialized in the Final Written Allocation which is prepared by the Conduit User Bond Compliance Officer or his/her designee. For a new money financing, the Conduit User Bond Compliance Officer will commence this process as of the earliest of (1) the requisition of all Conduit Tax-Advantaged Bond proceeds from any segregated Conduit Tax-Advantaged Bond funded account, (2) the date the Project Facility has been substantially completed or (3) four and one-half years following the issue date of the Conduit Tax-Advantaged Bonds. For Conduit Tax-Advantaged Bonds issued only to refund a prior issue of Conduit Tax-Advantaged Bonds, the Conduit User Bond Compliance Officer is encouraged to work with Bond Counsel to prepare and/or document the Final Written Allocation for the Project Facility financed by the refunded Conduit Tax-Advantaged Bonds and include it in the Tax Compliance Agreement.

(b) Contents and Procedure. The Conduit User Bond Compliance Officer will review the Tax Compliance Agreement and, if necessary, contact Bond Counsel to seek advice regarding any special allocation of Conduit Tax-Advantaged Bond proceeds and other money of the City to the Costs of the Project Facility. If no special allocation is required or recommended, the Conduit User Bond Compliance Officer will allocate Costs of the Project Facility to the proceeds of the Conduit Tax-Advantaged Bonds in accordance with the Conduit User's accounting records. Each Final Written Allocation will contain the following: (1) a reconciliation of the actual sources and uses to Costs of the Project Facility, (2) the percentage of the cost of the Project Facility financed with proceeds of the Conduit Tax-Advantaged Bonds (sale proceeds plus any investment earnings on those sale proceeds), (3) the Project Facility's Placed in Service date, (4) the estimated economic useful life of the Project Facility, and (5) any special procedures to be followed in completing the Annual Compliance Checklist (e.g., limiting the Annual Compliance Checklist to specific areas of the Project Facility that the Final Written Allocation or the Tax Compliance Agreement treats as having been financed by Conduit Tax-Advantaged Bonds).

(c) Finalize Annual Compliance Checklist. As part of the preparation of the Final Written Allocation, the Conduit User Bond Compliance Officer will update the draft Annual Compliance Checklist contained in the Tax Compliance Agreement.

(d) Conduit User Certification of Compliance. The Conduit User Bond Compliance Officer will certify in writing to the Trustee completion of its responsibilities under this **Section 9.4.**

ARTICLE X

ONGOING MONITORING PROCEDURES – CONDUIT TAX-ADVANTAGED BONDS

Section 10.1. Annual Compliance Checklist. An Annual Compliance Checklist will be completed for Conduit Tax-Advantaged Bonds by the Conduit User Bond Compliance Officer each year following completion of the Final Written Allocation. Each Annual Compliance Checklist will be designed and completed for the purpose of identifying potential noncompliance with the terms of the Tax Compliance Agreement or this Compliance Procedure and obtaining documents (such as investment records, arbitrage calculations, or other documentation for the Project Facility) that are required to be incorporated in the Conduit Tax-Advantaged Bond File. The Conduit User Bond Compliance Officer will refer any responses indicating a violation of the terms of the Tax Compliance Agreement to legal counsel to the Conduit User or Bond Counsel and, if recommended by counsel, will follow the procedure set out in **Section 8.5** to remediate the non-compliance.

Section 10.2. Arbitrage and Rebate Compliance. The Conduit User Bond Compliance Officer will monitor the investment of Bond Restricted Funds and provide investment records to the Rebate Analyst on a timely basis. The Bond Compliance Officer will follow the directions of the Rebate Analyst with respect to the preparation of and the timing of rebate or yield reduction computations.

ARTICLE XI

CONTINUING DISCLOSURE- CONDUIT BONDS

Section 11.1. General. Certain Conduit Users have entered into Continuing Disclosure Undertakings with respect to certain Conduit Bonds issued by the City for the benefit of Conduit Users. This **Article XI** applies to Continuing Disclosure Undertakings entered into by Conduit Users prior to, on and after the date of this Compliance Procedure.

Section 11.2. Confirmation of Performance. Not less than annually, the Conduit User Bond Compliance Officer will review the Continuing Disclosure Undertaking (if any) to ensure compliance. If the Conduit User is not in compliance, the Conduit User Bond Compliance Officer will take immediate action to remediate any non-compliance.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF JUNCTION CITY, KANSAS ON
JUNE 5, 2012**

EXHIBIT A-1

LIST OF GOVERNMENTAL TAX-ADVANTAGED BONDS COVERED BY THIS COMPLIANCE PROCEDURE

General Obligation Bonds

| <u>Category of Indebtedness</u> | <u>Date of Indebtedness</u> | <u>Final Maturity</u> | <u>Original Principal Amount</u> |
|--|---------------------------------|---------------------------|--|
| General Obligation Bonds, Series DK | 11/11/2001 | 9/1/2022 | \$ 2,260,000 |
| General Obligation Bonds, Series DL | 9/22/2003 | 9/1/2023 | 6,150,000 |
| General Obligation Bonds, Series DN | 7/15/2004 | 9/1/2024 | 4960000 |
| General Obligation Bonds, Series DP | 5/15/2007 | 9/1/2027 | 28,430,000 |
| General Obligation Bonds, Series DQ | 5/15/2008 | 9/1/2028 | 3,270,000 |
| General Obligation Bonds, Series DS | 9/15/2008 | 9/15/2028 | 382,000 |
| General Obligation Bonds, Series DT | 10/27/2008 | 9/1/2024 | 1,995,000 |
| General Obligation Bonds, Series DU | 5/15/2009 | 9/1/2029 | 33,515,000 |
| General Obligation Water and Sewer System | 5/21/2009 | 9/1/2017 | 5,765,000 |
| Refunding Bonds, Series DV | | | |
| General Obligation Bonds, Series DW | 5/1/2010 | 9/1/2031 | 33,220,000 |
| General Obligation Bond Refunding Bonds, Series 2011A | 7/25/2011 | 9/1/2034 | 3,835,000 |
| General Obligation Bond Refunding Bonds, Series 2011B | 7/25/2011 | 9/1/2034 | 825,000 |

Temporary Notes

None at this time.

Capital Leases and Certificates of Participation

| <u>Category of Indebtedness</u> | <u>Date of Indebtedness</u> | <u>Final Maturity</u> | <u>Original Principal Amount</u> |
|--|---------------------------------|---------------------------|--|
| Lease Purchase – Airport Hangar | 4/28/2002 | 4/28/2017 | \$ 220,100 |
| Lease Purchase – Ambulance | 4/01/2009 | 4/01/2014 | 137,724 |
| Lease Purchase – Public Works Equipment | 7/22/2012 | 7/22/2017 | 1,617,902 |
| Lease Purchase – Park Maintenance Building | 6/28/2005 | 6/28/2015 | 325,000 |
| Lease Purchase – Police Vehicles | 3/18/2009 | 3/18/2013 | 219,376 |
| Lease Purchase – Police Software | 3/18/2009 | 3/18/2014 | 314,776 |
| Lease Purchase – Mowers/Rakes | 3/10/2009 | 3/10/2013 | 15,185 |
| Lease Purchase - Land | 4/12/2006 | 4/12/2016 | 769,900 |
| Lease Purchase – Recreation Building | 3/01/2009 | 3/01/2019 | 840,000 |
| Lease Purchase – Land @ Airport | 1/01/2003 | 1/01/2014 | 800,000 |
| Certificate of Participation – Park Land | 12/15/2006 | 12/15/2021 | 4,475,000 |

Utility System Revenue Bonds

None at this time.

EXHIBIT A-2

LIST OF GOVERNMENTAL BONDS (EXCLUDING GOVERNMENTAL TAX-ADVANTAGED BONDS) COVERED BY THIS COMPLIANCE PROCEDURE

General Obligation Bonds

| Category of <u>Indebtedness</u> | Date of <u>Indebtedness</u> | Final <u>Maturity</u> | Original Principal <u>Amount</u> |
|--|--|----------------------------------|---|
| Taxable General Obligation Bonds, Series DO | 6/15/2005 | 9/1/2025 | \$ 6,000,000 |
| Taxable General Obligation Bonds, Series DR | 5/15/2008 | 9/1/2028 | 10,265,000 |
| Taxable General Obligation Bonds, Series DX | 5/1/2010 | 9/1/2031 | 5,690,000 |
| Taxable General Obligation Bond Refunding Bonds, Series 2011C | 7/25/2011 | 9/1/2034 | 410,000 |

EXHIBIT A-3

**LIST OF CONDUIT TAX-ADVANTAGED BONDS
COVERED BY THIS COMPLIANCE PROCEDURE**

| <u>Category of Indebtedness</u> | <u>Date of Indebtedness</u> | <u>Final Maturity</u> | <u>Original Principal Amount</u> |
|--|--|----------------------------------|---|
| Industrial Revenue Bonds, Series A, 2007 and Series B, 2007 (New Horizons RV Project) | 8/30/2007 | 2018 | \$1,975,000 |
| Industrial Revenue Bonds, Series 2007 (Ventria Bioscience Project) | 10/15/2007 | 12/1/2012 | 5,260,000 |

EXHIBIT A-4

**LIST OF CONDUIT BONDS (EXCLUDING CONDUIT TAX-ADVANTAGED BONDS)
COVERED BY THIS COMPLIANCE PROCEDURE**

None at this time.